

## Apartment 36, 14, Westgate Apartments Western Gateway, London, E16 1BJ

By auction £345,000

Located in the vibrant area of Western Gateway, London, this purpose-built flat offers a delightful blend of comfort and modern living. Spanning an impressive 753 square feet, the property features a well-appointed reception room that serves as the heart of the home, perfect for both relaxation and entertaining guests.

The flat boasts two spacious bedrooms, providing ample space for rest and privacy. Each bedroom is designed to maximise natural light, creating a warm and inviting atmosphere. Additionally, the property includes two bathrooms, ensuring convenience for residents and visitors alike.

With its prime location, this flat is ideally situated to take advantage of the numerous amenities and transport links that London has to offer. Whether you are seeking a vibrant urban lifestyle or a peaceful retreat, this property presents an excellent opportunity for both first-time buyers and seasoned investors.

In summary, this flat in Western Gateway is a charming and practical choice for those looking to embrace city living without compromising on space or comfort. Do not miss the chance to make this delightful property your new home.

**Buckhurst Hill Office**  
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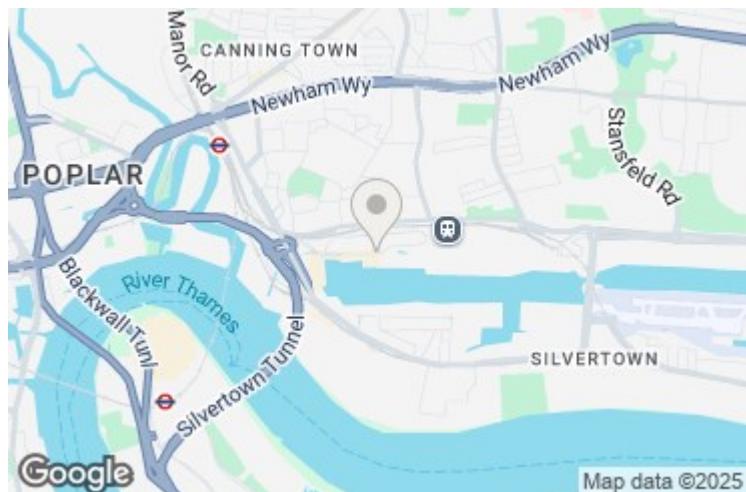
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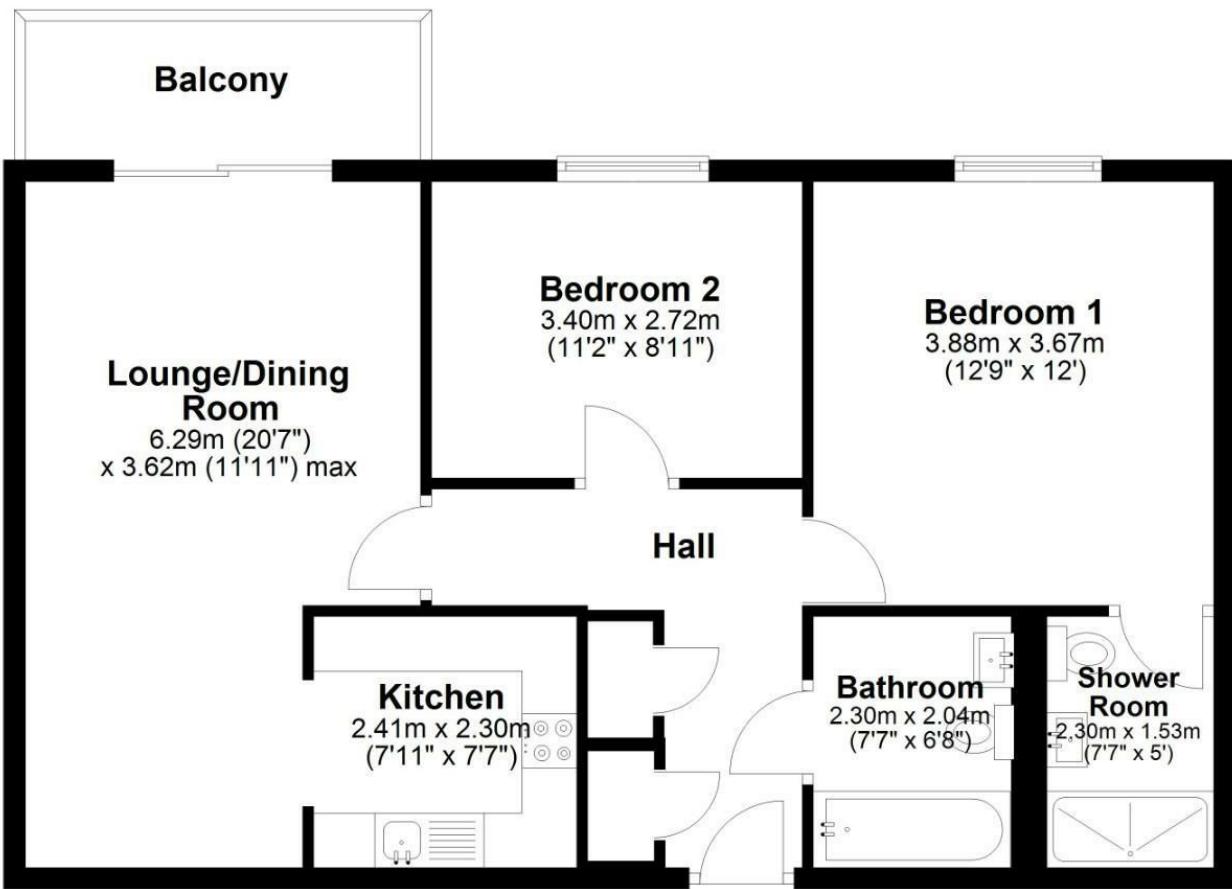


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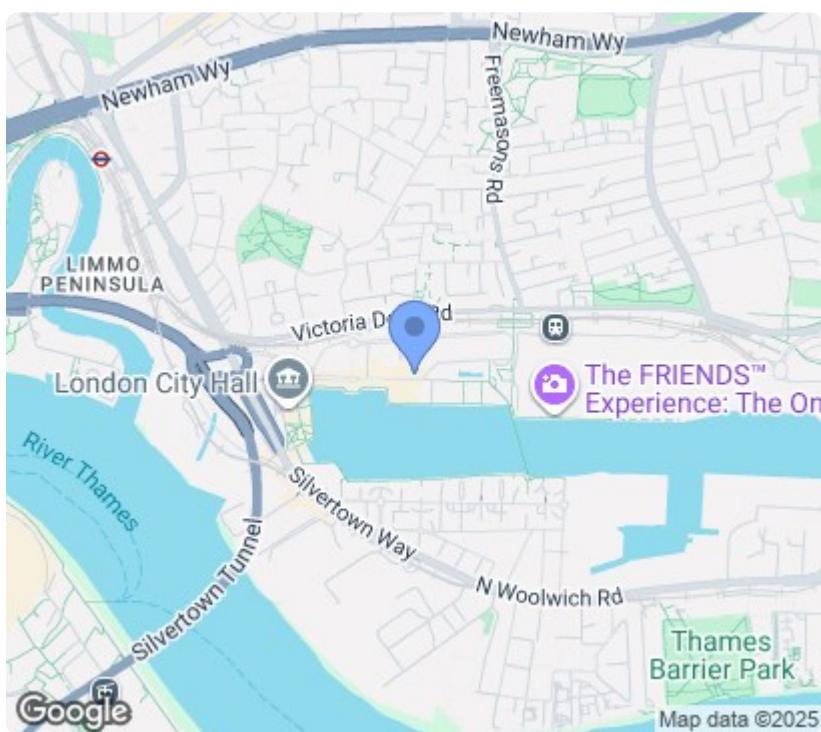


## Second Floor

Approx. 68.4 sq. metres (736.4 sq. feet)



Total area: approx. 68.4 sq. metres (736.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(38-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(38-54)	<b>E</b>		
(21-38)	<b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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