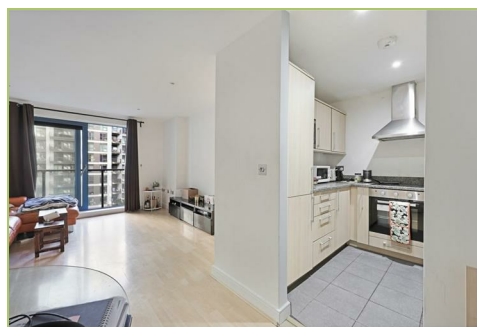
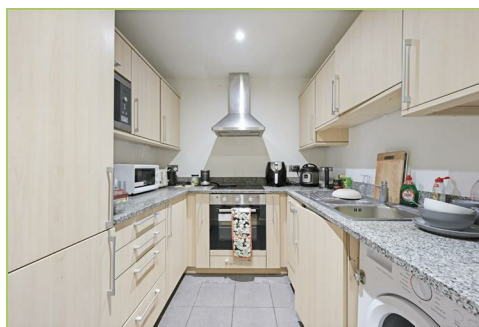




Apartment 72, 14, Westgate Apartments Western Gateway, London, E16 1BJ

By auction £350,000

Nestled in the vibrant area of Western Gateway, London, this purpose-built flat offers a modern and comfortable living experience. Spanning an impressive 721 square feet, the property features a well-designed layout that maximises space and light.

Upon entering, you are welcomed into a spacious reception room, perfect for both relaxation and entertaining guests. The flat boasts two generously sized bedrooms, providing ample space for rest and privacy. With two bathrooms, including an en-suite, convenience is at the forefront of this property, making it ideal for families or professionals sharing accommodation.

Constructed in 2008, this flat benefits from contemporary design and modern amenities, ensuring a comfortable lifestyle. The location is superb, with excellent transport links and a variety of local amenities just a stone's throw away, making it an ideal choice for those seeking both convenience and a vibrant community atmosphere.

This property presents a wonderful opportunity for anyone looking to enjoy the best of London living in a stylish and well-appointed home. Whether you are a first-time buyer or an investor, this flat is sure to impress with its blend of comfort, style, and practicality.

Buckhurst Hill Office
62-64 Queens Road
Buckhurst Hill
IG9 5BY

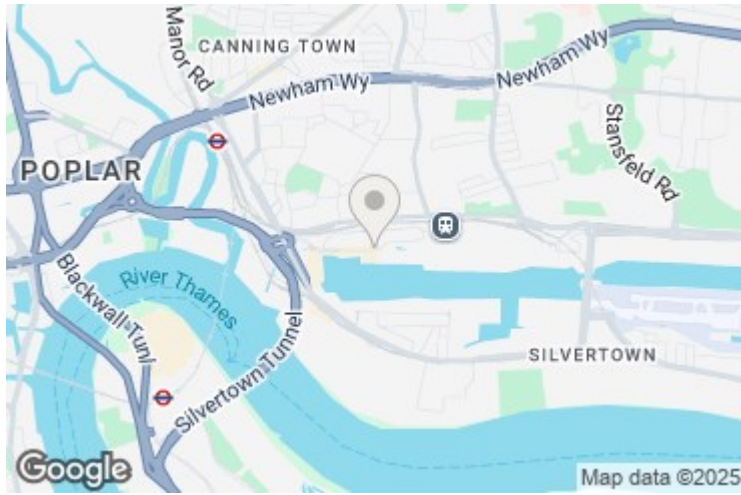
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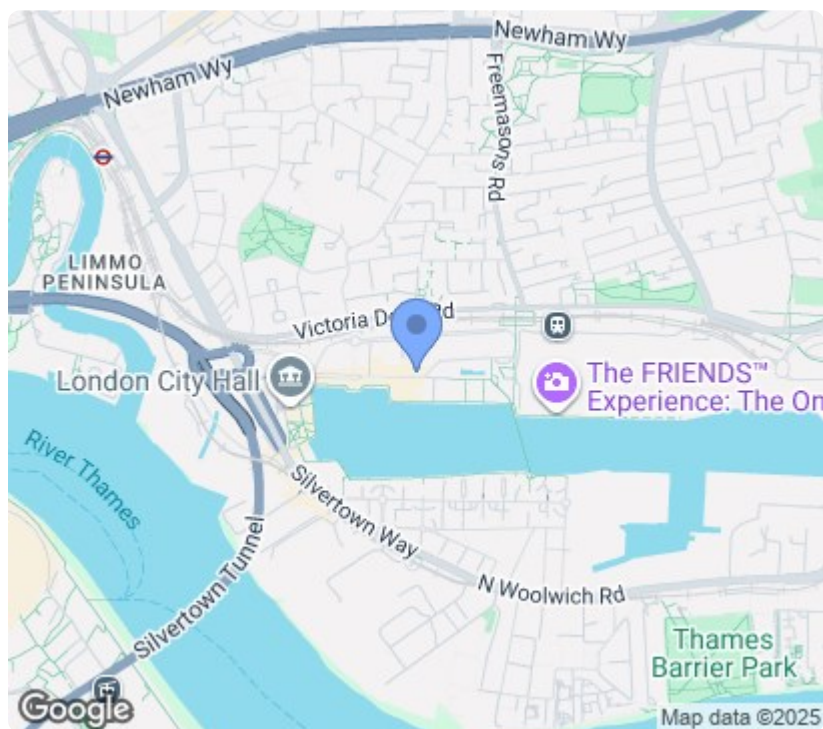


Fourth Floor

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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
77	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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