



Apartment 1104, Galleria House 12B Western Gateway, London, E16 1DA

£630,000



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* Contract Reassignment, estimated completion date 2025 Q1Q2

Mount Anvil, a developer based in London, and ExCeL London are launching Royal Eden Docks, E16, a new community with 796 studio, one-bedroom, two-bedroom, and three-bedroom homes. Planned by worldwide famous modelers, SOM, these homes have been planned in view of prosperity.

This unit is situated on the 11th floor, this modern property boasts stunning views of the city skyline from its 88.2 sqft private balcony, perfect for enjoying your morning coffee or hosting evening gatherings.

As you step inside, you are greeted by a spacious apartment featuring 1 reception room, 2 bedrooms, and 2 bathrooms, providing ample space for comfortable living. The property offers a contemporary design with high-quality finishes throughout, creating a luxurious and inviting atmosphere.

One of the highlights of this apartment is its proximity to the Elizabeth Line, ensuring convenient access to transportation for your daily commute or weekend adventures. Additionally, residents can enjoy the tranquility of 5,000 sq m of landscaped green space, providing a peaceful retreat in the heart of the bustling city.

Description



Situation



null

Council Tax Band:

Available:

Floor Plans

两室公寓

C5.02.04 / C5.03.04 / C5.04.04 / C5.05.04 / C5.06.04 / C5.07.04 / C5.08.04 / C5.09.04
C5.10.04 / C5.11.04 / C5.12.04 / C5.13.04

TOTAL AREA	总面积	869.7 SQ FT	平方英尺	80.8 SQ M	平方米
TOTAL INTERNAL AREA	室内面积	781.5 SQ FT	平方英尺	72.6 SQ M	平方米
Living area	客厅	18'6" x 10'6"		5641 mm x 3200 mm	
Kitchen / Dining area	厨房/餐厅	12'10" x 9'1"		3923 mm x 2769 mm	
Bedroom 1	卧室1	9'8" x 10'4"		2950 mm x 3163 mm	
Bedroom 2	卧室2	9'0" x 14'11"		2757 mm x 4558 mm	
Dressing area	更衣室	5'1" x 7'10"		1500 mm x 2393 mm	
TOTAL EXTERNAL AREA	室外面积	88.2 SQ FT	平方英尺	8.2 SQ M	平方米
Balcony	阳台	4'11" x 18'1"		1507 mm x 5523 mm	

洗衣干衣机

 W

冰箱冰柜

 F

洗碗机

 D

多功能电烤箱

 O

阳台

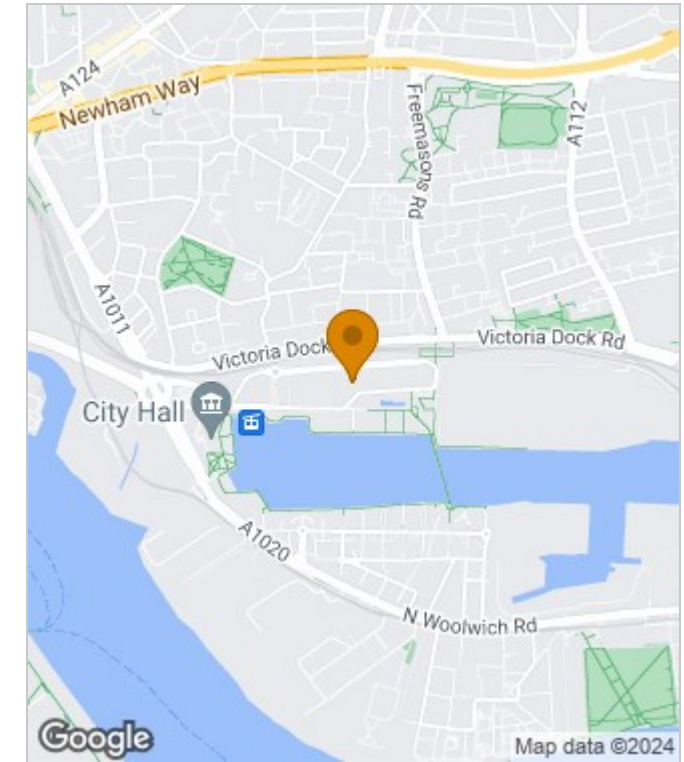
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塔筒港总体规划

立面图

楼层图

Area Map



Energy Performance Graph

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			
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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.