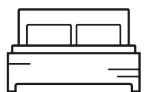




Western Gateway

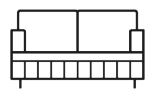
3



3



1



£700,000

Apartment - null

Size - 1334.00 sq ft

Deposit -

null -

Council Tax Band - F

Western Gateway, London, E16 1AJ

£700,000

A bright and spacious three-bedroom lateral apartment, located on the second floor of this portered residential block, close to DLR and only 10 minutes to Canary Wharf. The property further benefits from an open plan reception, large balcony, three double bedrooms with three bathrooms and secure parking.

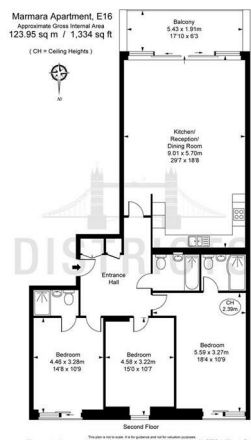
1. Heating – Electric Radiators
2. Electricity – Mains
3. Ground rent amounts: £300 pa
4. Service charge paid 6 monthly £2,778
5. Mechanism for Ground rent increase: TBC
6. Ews1 Certificate: Available
7. Leasehold - Term :133 Years remaining
8. EPC – B
9. Council Tax Band: F – Newham Council

Key Information

- 1,334 Sq.ft
- Three Double Bedrooms
- Three Bathrooms (Two En-Suite)
- Reception Room (Spacious)
- Kitchen
- Balcony
- 0.25m to the DLR
- No onward chain
- Concierge / gym / parking



Floorplan



EPC CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	86
(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	