



**Flat 8, 13, Marmara Apartments Western Gateway, London,
E16 1AJ**

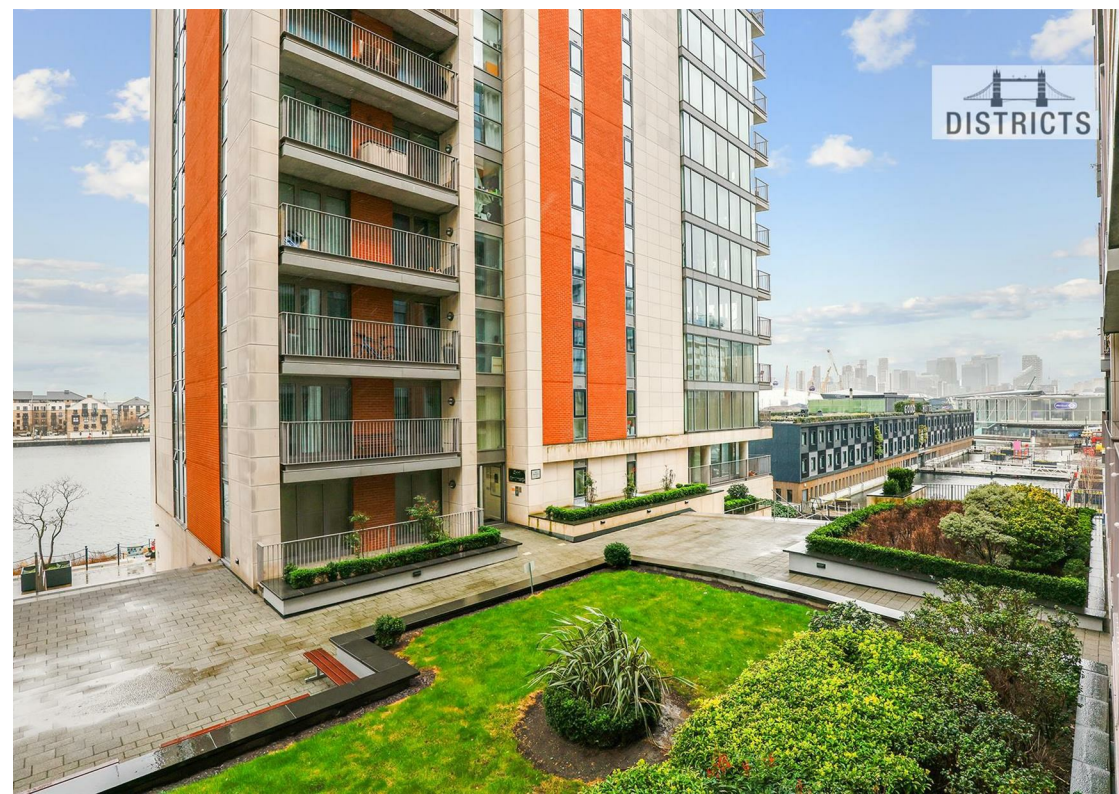
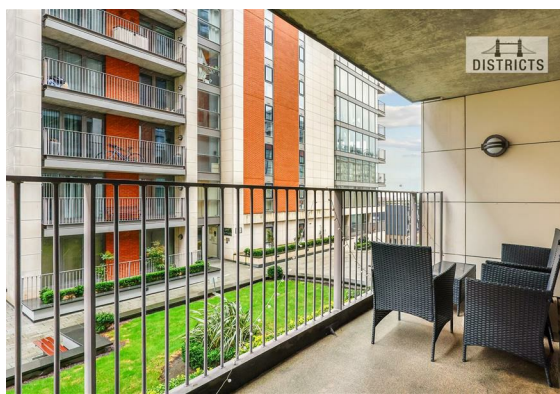
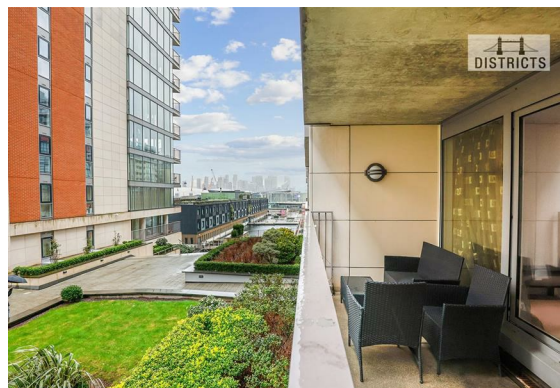
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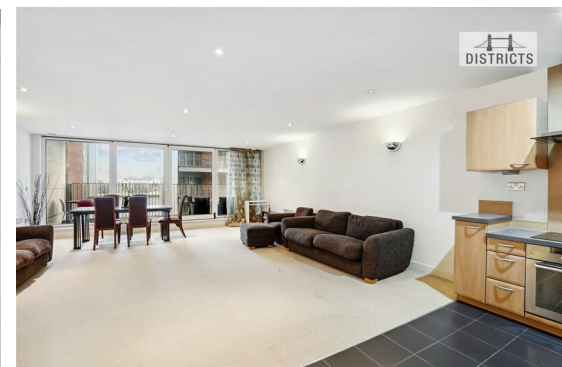
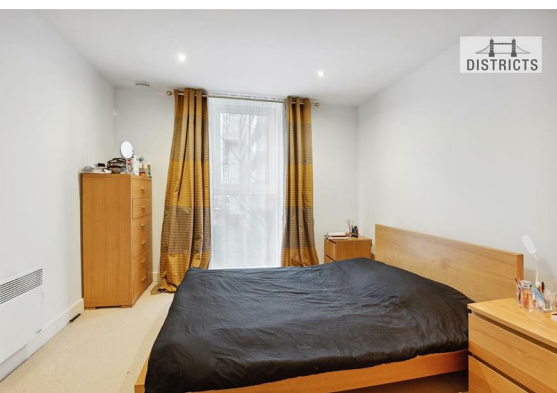
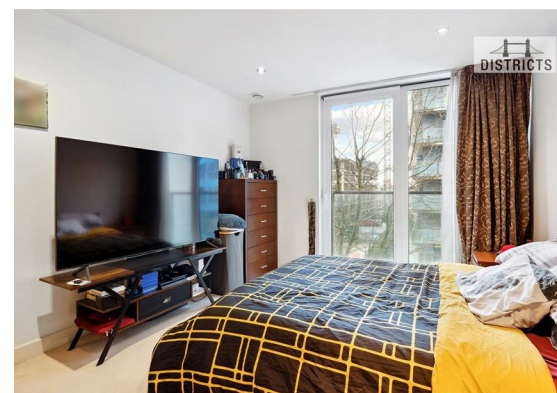
A bright and spacious three-bedroom lateral apartment, located on the second floor of this portered residential block, close to DLR and only 10 minutes to Canary Wharf. The property further benefits from an open place reception, large balcony, three double bedrooms with three bathrooms and secure parking.

Ground rent amounts: £300 pa Approx.
Leasehold: 133 years remaining Approx.
Service charge, paid 6 monthly: Ask Agent
Mechanism for Ground rent increase: Ask Agent
Ews1 Certificate: Available
EPC – B
Council Tax Band: F – Newham Council

Electricity supply – Mains | Heating – Electric | Water supply – Mains | Sewerage – Mains | Internet: Fibre | Parking

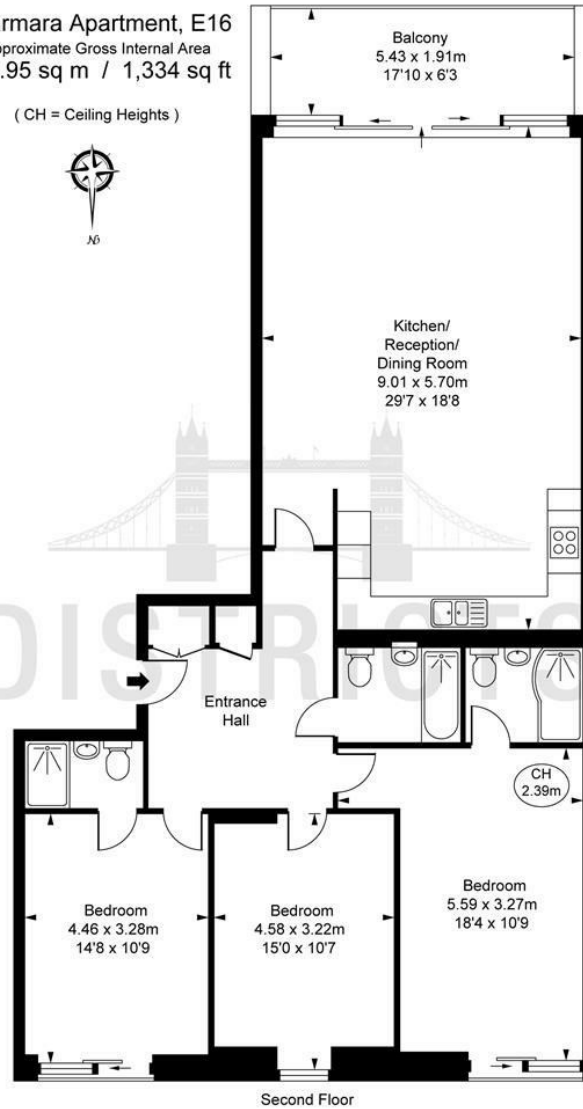
To check broadband and mobile phone coverage please visit Ofcom





Marmara Apartment, E16
Approximate Gross Internal Area
123.95 sq m / 1,334 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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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

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