



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Top floor apartment available with two bedrooms, two bathrooms, and private balcony, close to Tower Bridge with easy access to the City and Canary Wharf.

GATEWAY HOUSE, E1
£850,000

This modern, top floor apartment is available to purchase chain free with a private balcony in a fantastic location.

Easy access to Canary Wharf and transport links across London, includes a lift and secure entry system with underfloor heating and excellent energy efficiency.

With two bedrooms and two bathrooms, the property also features a spacious, open plan living/kitchen area and private access to a large balcony with views over London.

The contemporary kitchen offers plenty of storage and integrated appliances. The double bedrooms are also bright with built-in wardrobes and benefit from en-suite shower room and separate, second bathroom with mirrored units.

Located between DLR and Elizabeth Line stations and a short walk to Aldgate East for the District and Circle Lines, Liverpool Street Station, Brick Lane, Spitalfields Market and Tower Bridge are also within easy reach.

Leasehold | Chain Free

Ground Rent: £350.00pa

Service Charge: £3,000.00pa



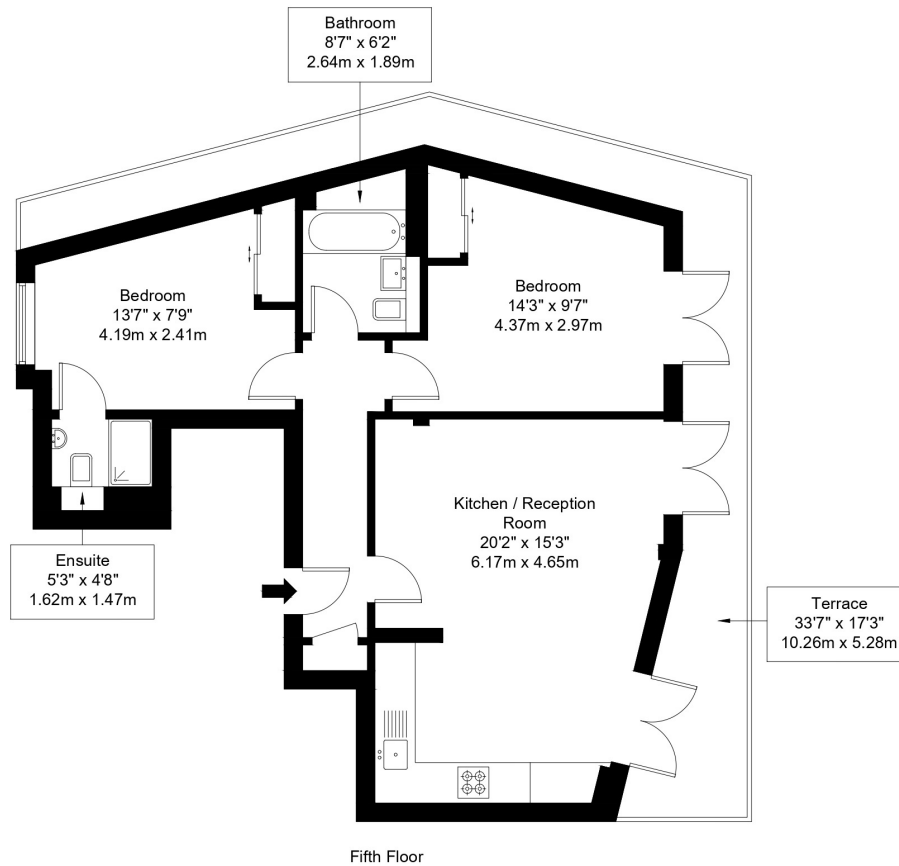


Gateway House, E1

Approx Gross Internal Area = 67.61 sq m / 728 sq ft

Terrace = 21.28 sq m / 229 sq ft

Total = 88.89 sq m / 957 sq ft



The floor plan is to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out your own inspection of the property.
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Gateway House E1

- Superb Top Floor Apartment
- Fantastic Location Close to Tower Bridge
- Two Bedrooms, Two Bathrooms
- Large Open Plan Kitchen/Living
- Private Balcony Overlooking the City
- Available Chain Free



728 sq ft | Council tax band: E | EPC rating: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) A		
(81–91) B	90	90
(69–80) C		
(55–68) D		
(39–54) E		
(21–38) F		
(1–20) G		
Not energy efficient – higher running costs		

Approx Gross Internal Area
728 sq ft / 67.61 sq m

Terrace
229 sq ft / 21.28 sq m

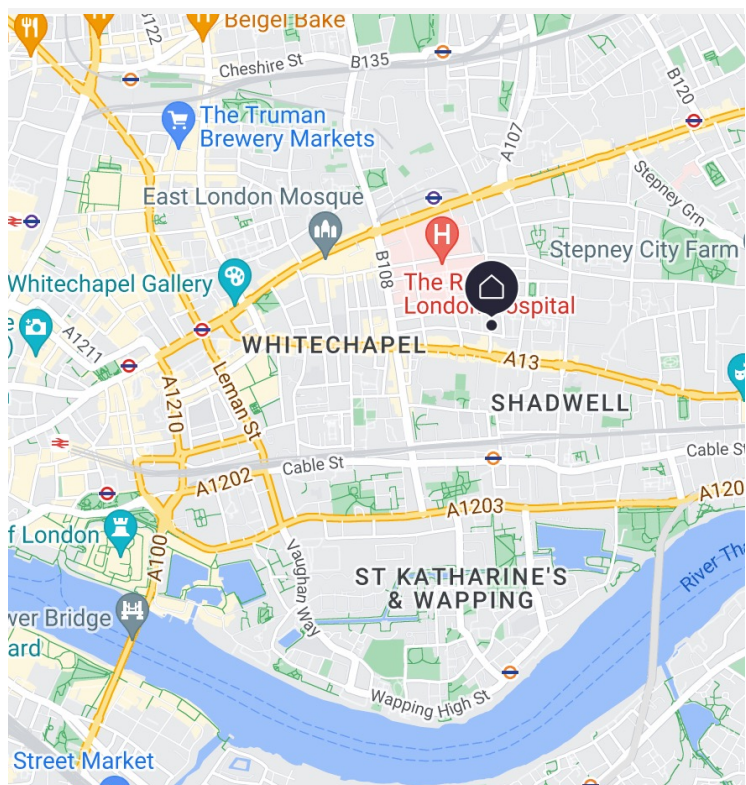
Total Area
957 sq ft / 88.89 sq m



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