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**** One Bedroom Warehouse Conversion ****

**** Extensive Mezzanine Area ****

**** Allocated Parking Included ****

**** EPC: C / Council Tax Band: C ****

**** Large Bathroom AND Shower Room ****

**** Spacious Living Room and Kitchen ****

**** Serviced Elevator ****

**** Floor Area: 796 Sq/Ft (+ 333 Sq/Ft Mezzanine) ****



Western Gateway, Royal Victoria, E16

£420,000 (Leasehold)

A rare addition to the market is this stunning one bedroom Grade II listed warehouse conversion located within a stones throw of the ExCel exhibition centre.

Internally the property spans over 796 Sq/Ft (plus 333 sq/ft Mezzanine) and comprises a spacious open plan living room and kitchen boasting an abundance of natural light and a Juliet balcony overlooking Royal Victoria Dock, a large double bedroom with en-suite shower room, further family bathroom and an extensive Mezzanine galleried over the living area.

Externally there is lift access, allocated parking nearby with visitors parking outside the building.

Located within convenient walking distance of Custom House DLR and Elizabeth Line. along with the ExCel centre and a range of bars and restaurants.

Accommodation Comprises:

Entrance Hall

Telephone entry point, ladder access to mezzanine, carpeted flooring.

Open Plan Living Area

Twin wall mounted heaters at separate locations, high ceilings (approx. 11'4") with exposed joists, bi-folding doors opening to Juliet balcony.

Kitchen Area

Fitted with a range of eye and base level units with granite work tops over, sink with mixer tap over, integrated appliances including fridge freezer, microwave, electric oven, electric four ring hob with extractor above, dishwasher and washing machine. Tiled flooring, tiled splash back.

Bedroom

Large window to side with views over the Royal Docks, built-in double wardrobe, high ceilings (approx. 11'4) with exposed joists, doors to en-suite bathroom. Carpet flooring, wall mounted electric heater.

Bathroom

Three piece comprising of low level wc, wall mounted wash hand basin with mixer tap over, panelled enclosed bath with mixer tap and shower attachment over, shower screen, wall mounted towel rail, large mirror, tiled floor.

Guest Shower Room

Three piece suite comprising of low level wc, wall mounted wash hand basin with mixer tap over, shower cubicle, tiled floor.

Mezzanine Area

Mezzanine Level 33'0 x 9'9 (3.5 ft max head height) Mezzanine level providing ample storage area, housing hot water tank.

Externally

Allocated Parking space with additional visitor parking, serviced elevator.

Lease Details

Lease Remaining - 173 Years

Service Charge - £4,478.50 per annum

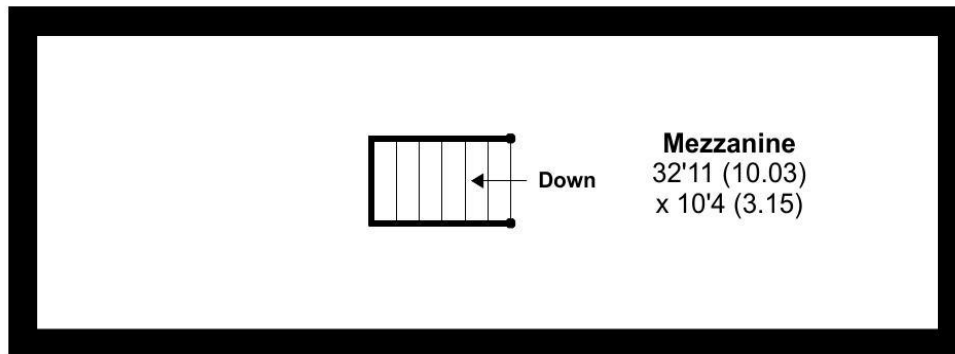
Ground Rent - £250 per annum

Western Gateway, London, E16

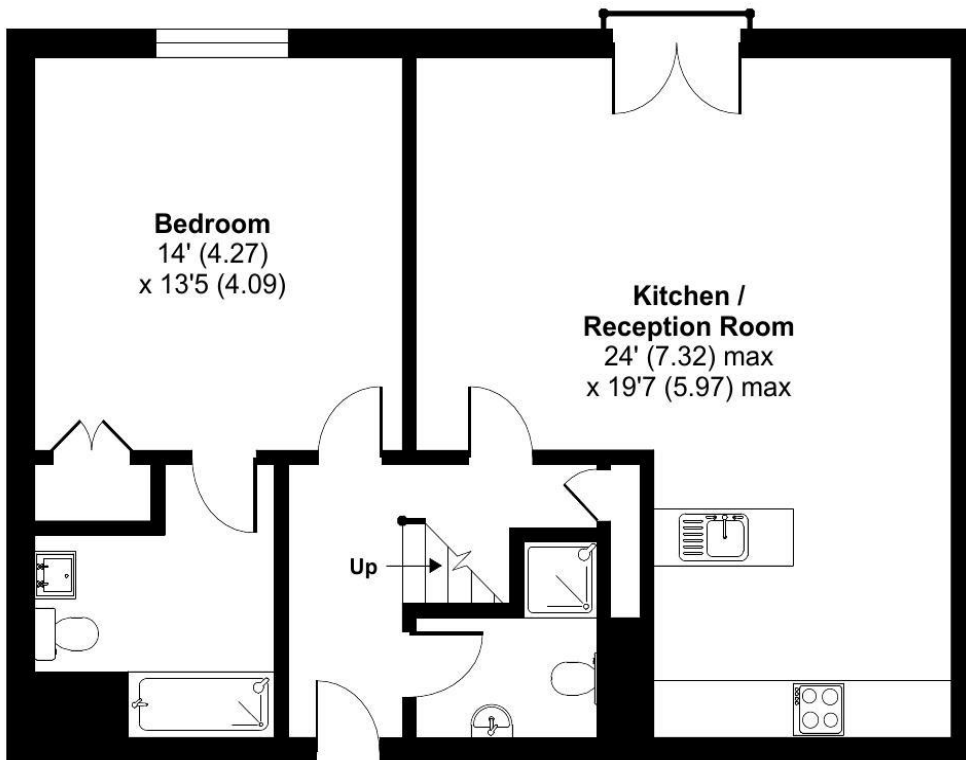


Second Floor Area = 796 sq ft / 74 sq m
Mezzanine Floor Area = 333 sq ft / 31 sq m
Total = 1129 sq ft / 104.9 sq m

For identification only - Not to scale



MEZZANINE FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Spencer James Residential. REF: 1296497





