



**Connells**

Gateway Tower Western Gateway  
London



## Property Description

Connells are pleased to offer to the market this stunning 18th floor two bedroom apartment with panoramic views, located in the Royal Victoria Residences near Victoria Docks and Royal Victoria DLR station.

The property consists of a spacious living space with fantastic transport links, this apartment has a luxury design with high quality wood flooring in the lounge, kitchen and hall, carpets in bedrooms and fully tiled bathrooms. In addition to the usual storage, there is a large floor to ceiling vestibule in the hall for coats and shoes. Plus there is a large utility with washer drier/general storage. The apartment has EWS1 certification.

With immediate proximity to landmark projects such as ExCel, Silvertown Quays, Royal Wharf and the forthcoming Asian Business Port, and just minutes from the Emirates Air Line, the DLR and Crossrail station. the local Crossrail station is Custom House which gives access to Canary Wharf and Liverpool Street makes this area a perfect location to live.

Viewings are highly recommended.

## Agents Note:

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you to satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

## Entrance Hall

## Reception Room / Kitchen

20' 9" x 18' 9" ( 6.32m x 5.71m )

## Winter Garden

## Bedroom One

9' 5" x 14' 9" ( 2.87m x 4.50m )

## En-Suite

## Bedroom Two

14' 9" x 11' 1" ( 4.50m x 3.38m )

## Bathroom









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW311146](http://connells.co.uk/Property/HRW311146)**

This is a Leasehold property with details as follows; Term of Lease 175 years from 09 Apr 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: HRW311146 - 0004

