

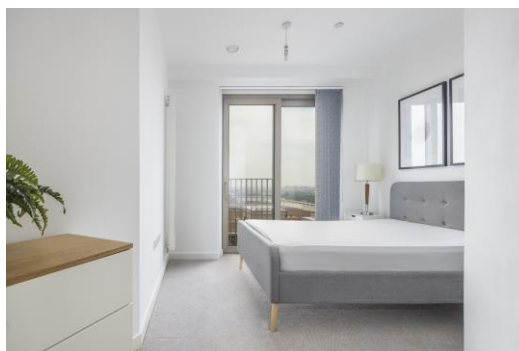


Western Gateway

Royal Docks, E16

Asking Price £700,000

A spacious three-bedroom, two-bathroom apartment, located in this modern development on Western Gateway. Custom House station offers swift access across the capital while DLR services and the IFS Cloud Cable Car are also close by.



Western Gateway

Royal Docks, E16

- Buy-To-Let Investment
- £3,300 pcm Tenancy in Place
- Three Bedrooms | Two Bathrooms
- Two Private Balconies
- 1040 sq ft of Internal Living Space
- Secure Underground Parking
- Cinema room, Gym, Spa and Rooftop Running Track
- 24-hour concierge



This stunning three-bedroom apartment is located on the 16th floor of 12 Western Gateway, situated by the river in the Royal Victoria Dock, E16. With approximately 1,040 sq. ft. of internal living space, the apartment boasts top-tier design specifications and views of the River Thames and the Canary Wharf skyline.

The open-plan living and kitchen area offers plenty of space and natural light. The master bedroom features a luxurious ensuite bathroom and built-in storage, while the additional bedrooms share a separate, stylish bathroom. Extra storage space and secure underground parking are also provided.

Residents benefit from 24 hour concierge, a gym, sauna & steam room, a 20m swimming pool and a roof top running track.

Custom House station is close by (0.3km) offering DLR & Elizabeth Line services and fast access to the Canary Wharf financial center, London City Airport, Heathrow Airport, the City of London and, London's famous West End.

This apartment has been rented out on a 2 year contract at £3,300 pcm (£39,600 pa) until 27th January 2027.

Tenure: Leasehold 174 years approx. remaining.

Service Charge: £5,399 pa approx.

Ground Rent: £600 pa. Reviewed every 10th anniversary from the 9th April 2027 in line with RPI.

Local Authority: Newham

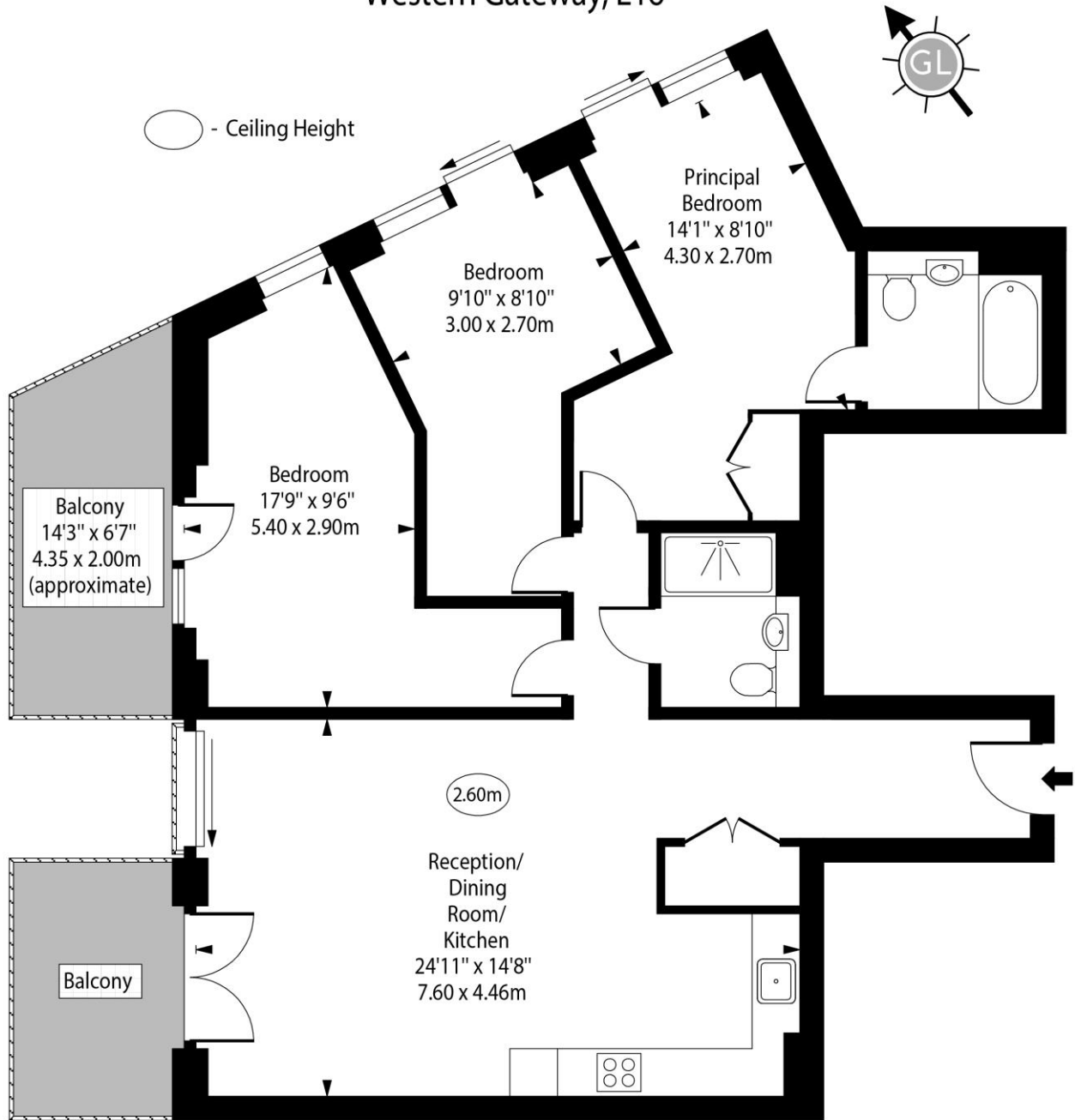
Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	88	88
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Canary Wharf & Greenwich Sales

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Western Gateway, E16



Sixteenth Floor

Approx Gross Internal Area 1040 Sq Ft - 96.62 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 025350IG

