



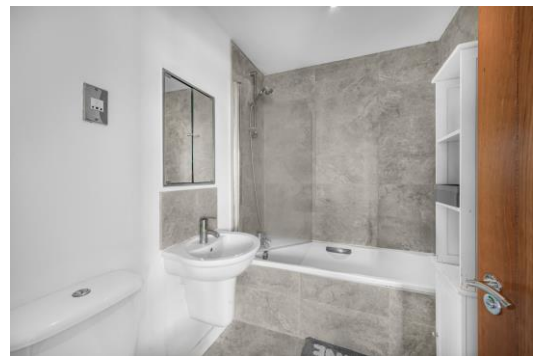
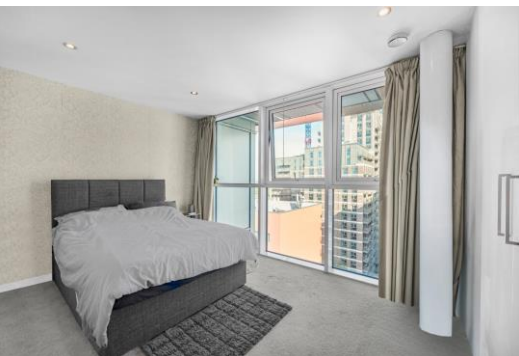
Marmara Apartments

13 Western Gateway, E16

Asking Price £525,000

A very spacious 1,140sq ft two bedroom 9th & 10th floor duplex penthouse apartment in the well-regarded Capital East development. The property benefits from a large open-plan reception, and secure parking. Offered to the market chain free.

CHESTERTONS



Marmara Apartments

13 Western Gateway, E16

- Two Bedroom | Two Bathroom
- 1,140sq ft of Internal Living Space
- Private Balcony
- Allocated Parking Space
- Separate Guest W/C
- Custom House Elizabeth Line & DLR Station 0.3km
- Royal Victoria DLR Station (0.3km)



With accommodation laid-out over two floors and spanning in excess of 1,100sq ft, this stunning apartment is a rarity to the open market and not one to be missed.

On the 9th floor, the main reception room is flooded with an abundance of natural light courtesy of the floor-to-ceiling balcony doors and windows. There is plenty of room for a dining arrangement and also comes open-planned with the main kitchen area, creating the perfect entertaining space, that also has direct access out on to a private balcony with views of London's Excel Centre. There is also a separate guest W/C on this level, and some built-in storage. Moving up to the 10th floor via the floating spiral staircase, you will find the two generously sized double bedrooms and their respective en-suite bathrooms.

Marmara Apartments is conveniently-located for Royal Victoria DLR Station and Custom House DLR & Elizabeth Line Station, as well as the many shops, restaurants & amenities on Western Gateway. Capital East benefits from 24 hour concierge on-site, as well as residents' gym facilities.

Tenure: Leasehold 132 years approx. remaining.

Service Charge: £7,252 pa approx.

Ground Rent: £250 pa. Reviewed every 25 years in line with RPI.

Local Authority: Newham

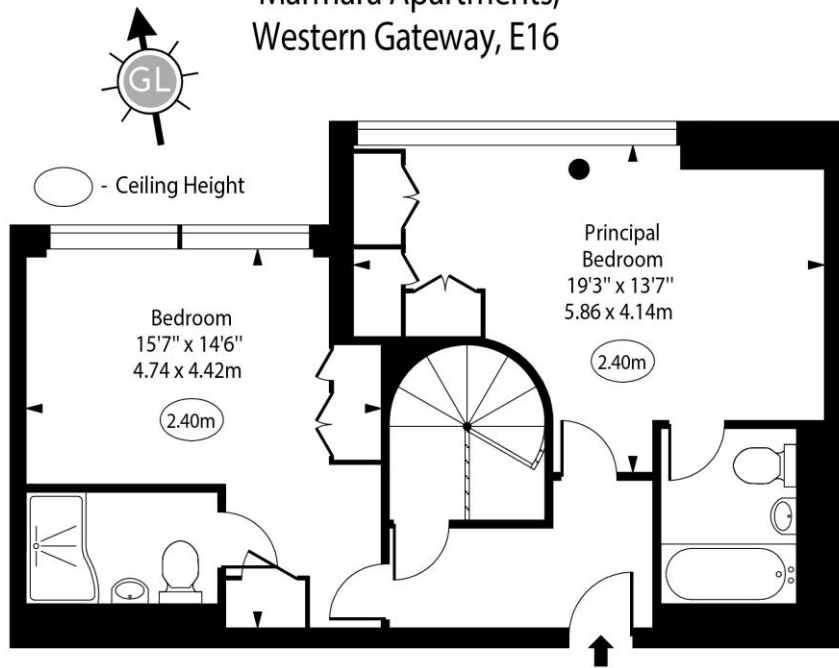
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	77 C
39-54	E		
21-38	F		
1-20	G		

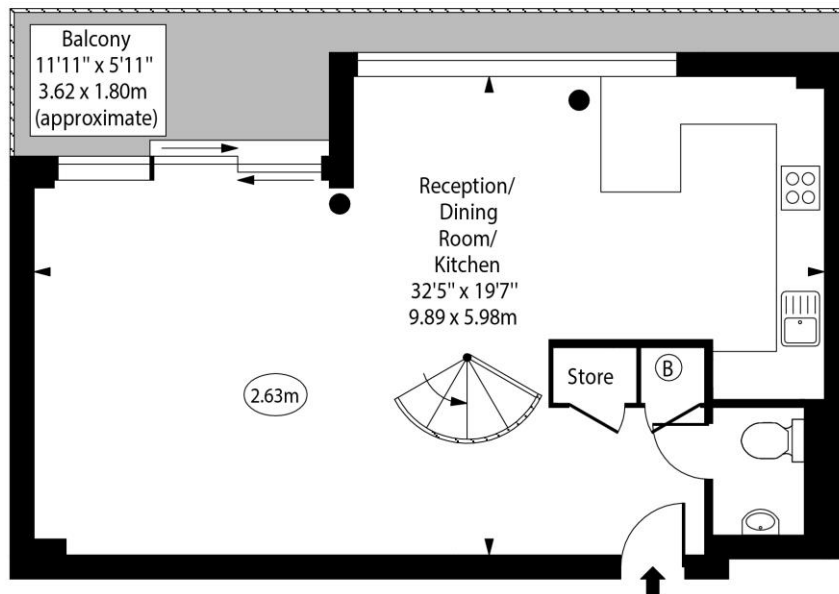
Chestertons Canary Wharf & Greenwich Sales

Harbour Island
 28 Harbour Exchange Square
 London
 E14 9GE
canarywharf@chestertons.co.uk
 020 7510 8300
chestertons.co.uk

Marmara Apartments, Western Gateway, E16



Tenth Floor



Ninth Floor

Approx Gross Internal Area 1140 Sq Ft - 105.91 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk
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