



The Oxygen

18 Western Gateway, E16

Asking Price £525,000

A spacious 7th floor 2 bedroom-2 bathroom apartment, with west-facing reception room & balcony in The Oxygen Building. Located very close to the Elizabeth Line station at Custom House & Royal Victoria DLR.



The Oxygen

18 Western Gateway, E16

- 2 bedroom 2 bathroom apartment with balcony.
- West-facing open-plan reception room.
- Modern development with 8am-6pm daily concierge.
- Located within 500m of Custom House Elizabeth Line station.
- Royal Victoria DLR station & Emirates Airline are also within 500m.
- Variety of local shops, bars, & amenities nearby.
- Secure parking space included.
- EWS1 Rating - B1 with no works required



Located very close to the Elizabeth Line station at Custom House & Royal Victoria DLR station for easy access to Canary Wharf, The City, The West End.

Residents at The Oxygen Building benefit from 8am-6pm daily concierge, restaurants, hotels, convenience stores & amenities nearby. Local attractions include: The Emirates Airline (cable car) which takes passengers to North Greenwich, next to the O2 Centre, & The Oiler, a rather fantastic pub on a boat moored on the docks, as well as the vintage cranes which surround the docks harking back to the area's heyday as the largest working docks in the world.

Secure parking space included
EWS1 Rating - B1 with no works required

Tenure: Leasehold 170 years approx.

Service Charge: £4535 pa approx.

Ground Rent: £400 pa - doubling in line with the relevant clause in the Lease.

Local Authority: Newham

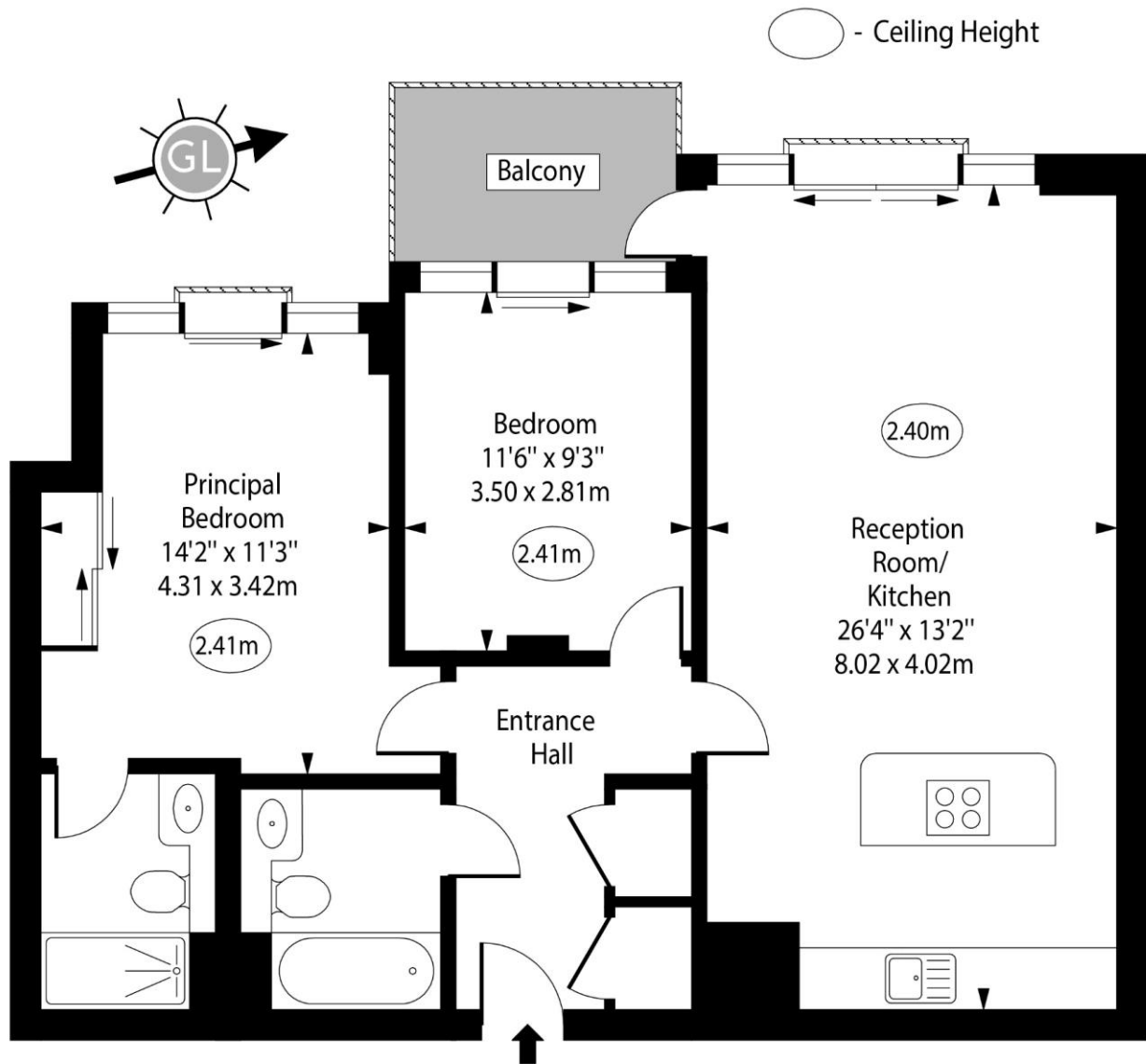
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Canary Wharf & Greenwich Sales

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

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Seventh Floor

Approx Gross Internal Area 810 Sq Ft - 75.25 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 023149R

