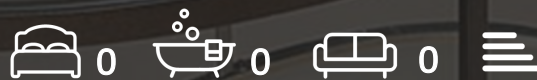




## Western Gateway

Royal Victoria Dock, London, E16 1BA

Offers In Excess Of £480,000



**MADISON BROOK**  
INTERNATIONAL



# Western Gateway, Royal Victoria Dock, London, E16 1BA

**\*\*Permission Granted To Convert Into Two One Bedroom Flats\*\***

The unit comprises a self-contained space over a single floor in good decorative order, arranged as mostly open plan accommodation with separate meeting rooms and kitchen and WC/shower facilities. The properties dimensions are 1,216 sq ft.

The property is situated moments to the entrance of Excel, forming part of an attractive converted warehouse overlooking the Royal Victoria Dock.

Well placed for transport links with Custom House DLR station (Dockland light rail services) and The Elizabeth Line. There are good road links to the A13 and the A2 via the Blackwell Tunnel.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

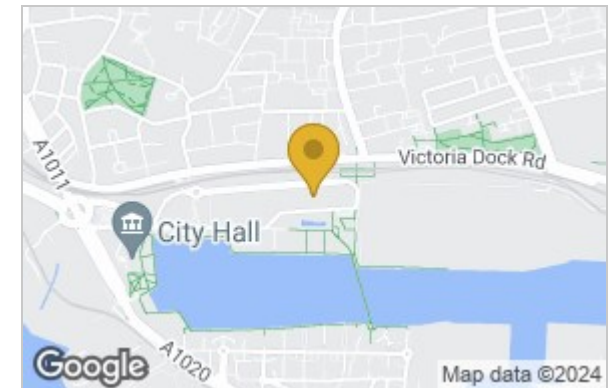
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## Floor Plan



## Area Map



## Energy Efficiency Graph

