












## Royal Docks West, Western Gateway, Docklands, E16

Asking price **£550,000** | Leasehold



# Royal Docks West, Western Gateway, Docklands, E16

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Balcony
-  Secure Cycle Storage
-  Communal Gardens
-  Local Amenities
-  24-Hour Concierge
-  0.2 MI Royal Victoria

Exquisite two bed apartment in Royal Dock West, E16. Comprising a bright, spacious living area with a modern, fully fitted and integrated kitchen suite and access to a generous private balcony. Two large double bedrooms, master with ensuite and fitted wardrobe. Additional fitted storage space and contemporary family bathroom suite in the hall.

Residents will benefit from secure cycle storage, communal gardens and a 24-hour concierge service. Royal Docks West is just steps from the water's edge; a place of leisure, with its many boutiques, cafes, restaurants and boutique

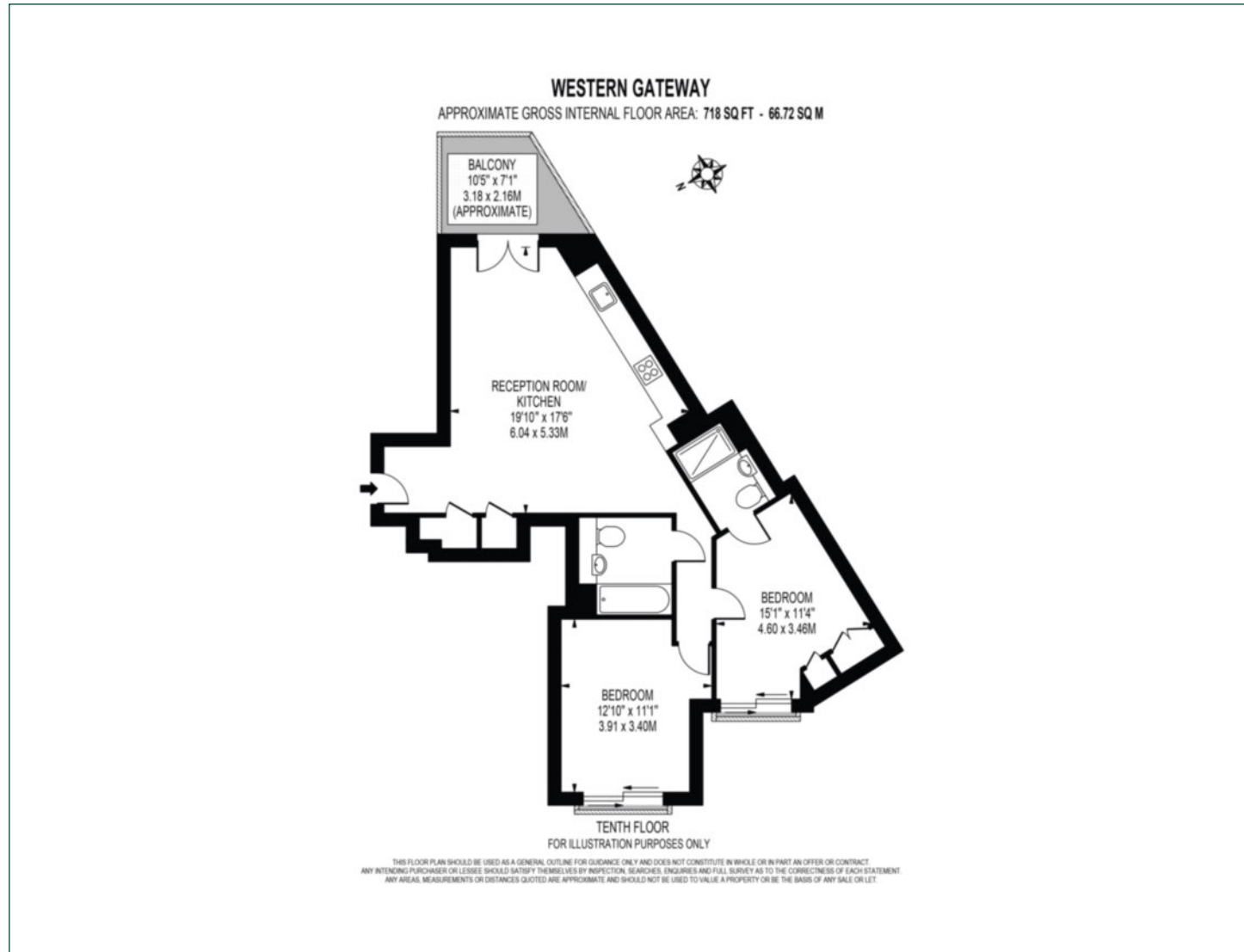
shopping. Linked to several bus routes and the DLR, Royal Docks West offers a simple and quick connection to so much of what London has to offer. With Crossrail service anticipated to begin from Custom House in 2019, it will connect Royal Docks West with the City in 10 minutes, Stratford in 12, Bond Street in 17, and Heathrow Airport in just 45 minutes.



<b>Tenure:</b>	Leasehold (178 years remaining)	<b>Local Authority:</b>	Newham London
<b>Ground Rent:</b>	£475 p.a.	<b>Council Tax Band:</b>	D
<b>Service Charge:</b>	£3,700 p.a.	<b>EPC:</b>	B

# Floorplan

753 sq ft | 66.72 sq m



## Docklands

St David's Square, 320 Westferry Road, London, E14 3QL

## Sales

020 7510 8444 | [docklands.sales@chaseevans.co.uk](mailto:docklands.sales@chaseevans.co.uk)

## We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

[chaseevans.com](https://www.chaseevans.com)