



**SPENCER JAMES**  
RESIDENTIAL

8 Hartlepool Court | London E16 2RL  
T: +44 (0) 20 7474 3636  
E: mail@spencer-james.co.uk  
www.spencer-james.co.uk



**\*\* One Bedroom Warehouse Conversion \*\***

**\*\* Extensive Mezzanine Area \*\***

**\*\* Allocated Parking Included \*\***

**\*\* EPC: C / Council Tax Band: C \*\***

**\*\* Large Bathroom AND Shower Room \*\***

**\*\* Spacious Living Room and Kitchen \*\***

**\*\* Serviced Elevator \*\***

**\*\* Floor Area: 796 Sq/Ft (+ 333 Sq/Ft Mezzanine) \*\***



**Western Gateway, Royal Victoria, E16**

**£420,000 (Leasehold)**



A rare addition to the market is this stunning one bedroom Grade II listed warehouse conversion located within a stones throw of the ExCel exhibition centre.

Internally the property spans over 796 Sq/Ft (plus 333 sq/ft Mezzanine) and comprises a spacious open plan living room and kitchen boasting an abundance of natural light and a Juliet balcony overlooking Royal Victoria Dock, a large double bedroom with en-suite shower room, further family bathroom and an extensive Mezzanine galleried over the living area.

Externally there is lift access, allocated parking nearby with visitors parking outside the building.

Located within convenient walking distance of Custom House DLR and Elizabeth Line. along with the ExCel centre and a range of bars and restaurants.

#### **Accommodation Comprises:**

##### **Entrance Hall**

Telephone entry point, ladder access to mezzanine, carpeted flooring.

##### **Open Plan Living Area**

Twin wall mounted heaters at separate locations, high ceilings (approx. 11'4") with exposed joists, bi-folding doors opening to Juliet balcony.

##### **Kitchen Area**

Fitted with a range of eye and base level units with granite work tops over, sink with mixer tap over, integrated appliances including fridge freezer, microwave, electric oven, electric four ring hob with extractor above, dishwasher and washing machine. Tiled flooring, tiled splash back.

##### **Bedroom**

Large window to side with views over the Royal Docks, built-in double wardrobe, high ceilings (approx. 11'4) with exposed joists, doors to en-suite bathroom. Carpet flooring, wall mounted electric heater.

##### **Bathroom**

Three piece comprising of low level wc, wall mounted wash hand basin with mixer tap over, panelled enclosed bath with mixer tap and shower attachment over, shower screen, wall mounted towel rail, large mirror, tiled floor.

##### **Guest Shower Room**

Three piece suite comprising of low level wc, wall mounted wash hand basin with mixer tap over, shower cubicle, tiled floor.

##### **Mezzanine Area**

Mezzanine Level 33'0 x 9'9 (3.5 ft max head height) Mezzanine level providing ample storage area, housing hot water tank.

##### **Externally**

Allocated Parking space with additional visitor parking, serviced elevator.

##### **Lease Details**

Lease Remaining - 173 Years

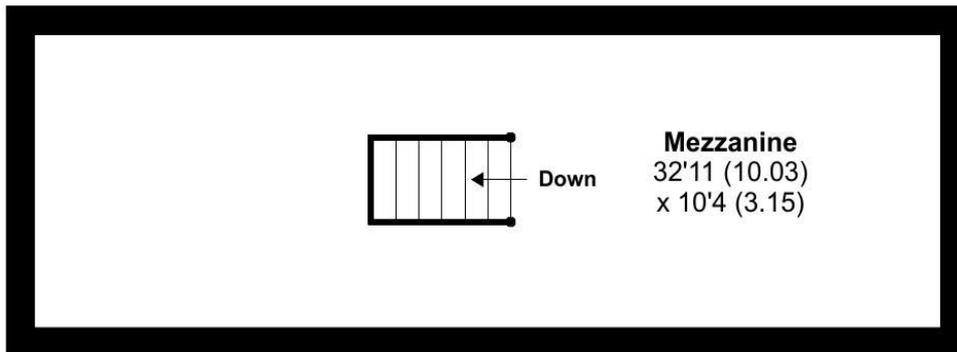
Service Charge - £4478.50 per annum

Ground Rent - £250 per annum

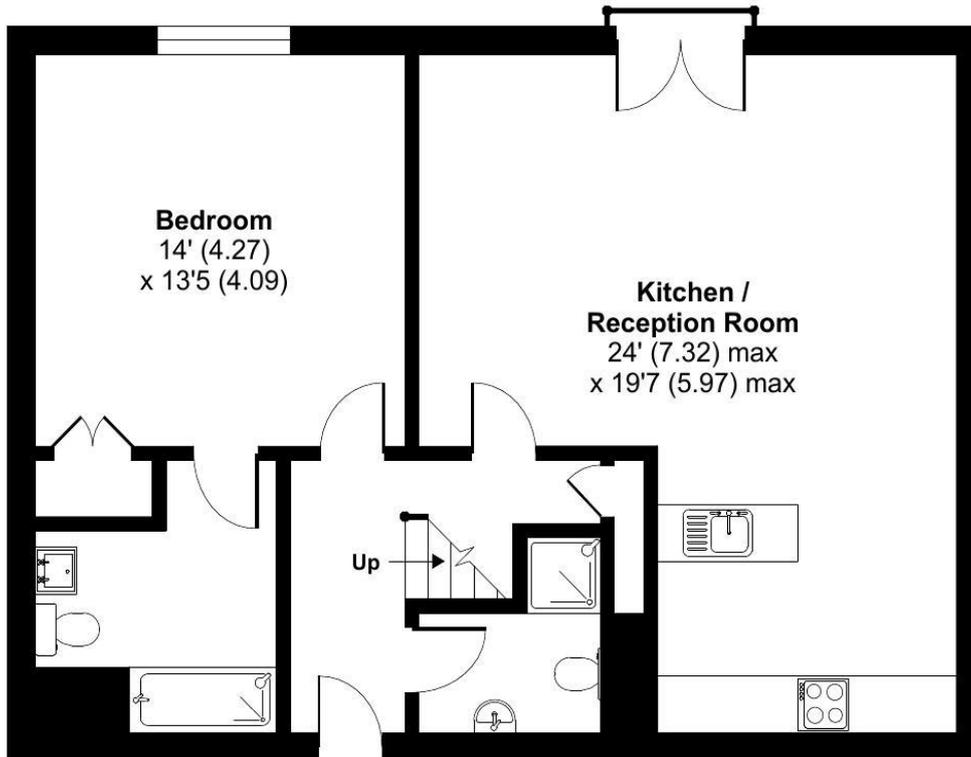
## Western Gateway, London, E16

Second Floor Area = 796 sq ft / 74 sq m  
 Mezzanine Floor Area = 333 sq ft / 31 sq m  
 Total = 1129 sq ft / 104.9 sq m

For identification only - Not to scale



**MEZZANINE FLOOR**



**SECOND FLOOR**





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