



**Flat 4021 12 Western Gateway, London, E16 1YY**  
**Asking price £650,000**

 3  2  1  B



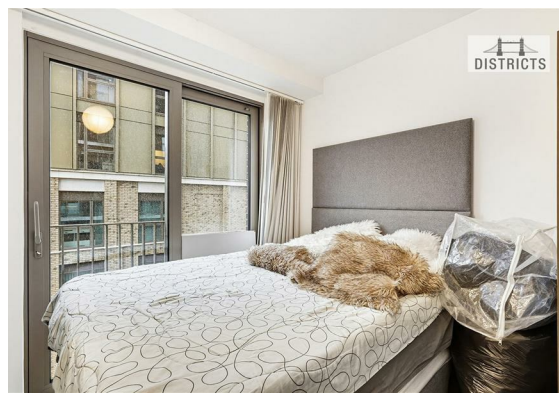
Districts proudly present this bright and modern 3-bedroom, 2-bathroom apartment offering stylish contemporary living with far-reaching views. The open-plan kitchen/living area features large windows and integrated appliances, while the principal bedroom includes an en-suite. Two additional bedrooms provide flexible space for guests or a home office, and the property benefits from secure parking and two private balconies.

Royal Docks West offers superb amenities, including a 24-hour concierge, landscaped gardens, gym, swimming pool, sauna, steam room, residents' lounge, and cycle storage. Moments from Custom House (Elizabeth Line & DLR), the location provides fast access to Canary Wharf, the city, and beyond, in an area undergoing exciting regeneration.

Leasehold: 175Years remaining approximately  
 Ground rent amount: Approx. £600. pa  
 Review period: Ask agent  
 Service charge amount: Approx. £5,412. pa  
 Review period: Ask Agent  
 Council tax band: F - Newham

Electricity supply – Mains | Heating & Hot Water – Mains | Water Supply & Sewerage – Mains | Lift Access | Parking: Yes | Cladding: EWS1 Certificate available.

To check broadband and mobile phone coverage please visit Ofcom.  
 To check planning permission please visit Newham Council Website.







Western Gateway,  
Canning Town, E16  
Approximate Gross Internal Area  
95.78 sq m / 1,031 sq ft



( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
© Fulham Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.