



Let **UK** Home

**2 Bedrooms**

**Flat**

**Located in London**

**£540,000**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# 12 Western Gateway London

E16 1YX



Let UK Home are excited to offer this spectacular two bedroom apartment in Royal Docks West.

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, two double bedrooms with wardrobes (master en-suite), a large family sized bathroom and ample storage.

Residents of this exceptional development will have exclusive use of indoor swimming pool, gymnasium, private cinema and co-working space. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

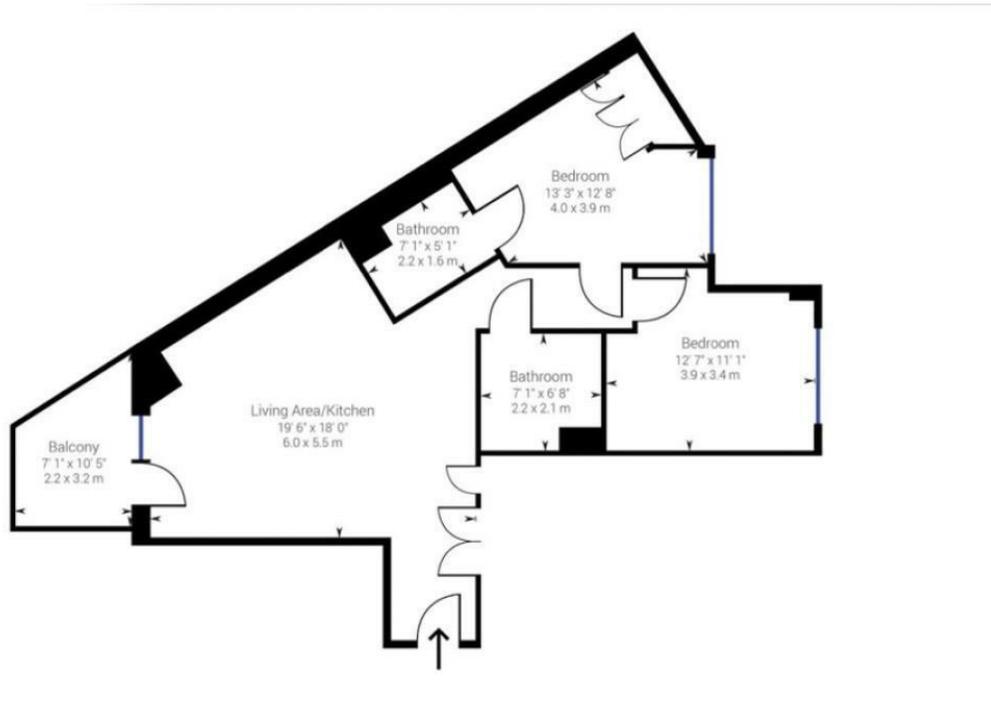
The apartment is located in a mature community with complete life services such as entertainment, leisure, food, fitness and shopping. There are supermarkets, pharmacies, various restaurants, cafes, bars, boutiques, etc. within walking distance. There are also floating bars and aquatic training centers on the Thames, which are enough to enhance the passion and vitality of local people's lives.

# 12 Western Gateway London

£540,000 Leasehold

- 4th Floor
- The Gym
- Cinema & Game Room
- Co-working Space
- Concierge Service
- Swimming Pool
- Residents Lounge
- EPC Rating: B





Let **UK** Home

3F 2 Eastbourne Terrace  
 Paddington  
 London  
 W2 6LG

01795 358 886

info@letukhome.co.uk

**Council Tax Band: D**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         | 86      | 86        |
| (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 |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

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