

Lugus
HOMES



Flat 8 Marmara Apartments 13 Western Gateway, London, E16

Asking price £610,000





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- Approximately 1,323 Sq Ft of internal space
- 3 Bedrooms
- 3 Bathrooms
- 24 Hour Concierge
- South facing terrace
- Landscaped communal gardens
- 0.4 mile radius to Custom House Station
- 0.1 mile radius to Royal Victoria Station (DLR)
- Floor to ceiling high windows
- One parking space included

Located in the exclusive Marmara Apartments development originally built by Barratt Homes, this double aspect three bedroom apartment on the first floor is a must see.

The property is in good condition throughout offering approximately 1,323 sq. ft of internal living space. The kitchen is a great entertaining space with a fully equipped kitchen including induction hob, oven, dishwasher, washer/dryer and fridge/freezer. The kitchen opens onto a large open plan living/dining room area with a south facing terrace overlooking the communal gardens, perfect for those Spring and Summer months ahead.

The property has three double bedrooms with built in wardrobes and two of the bedrooms have ensuite bathrooms and there is a separate family bathroom. Floor to ceiling height windows maximizes natural light throughout, underfloor heating, additional storage cupboard and a family bathroom suite are just a few of the additions.

Situated within 0.4 mile radius from the famous Excel landmark and Custom House (DLR Line and the Elizabeth Line), it's the perfect location for commuters. Just minutes to Canary Wharf, the City and Stratford and Westfield.

Further benefits include landscaped gardens, 24 hour concierge, resident's gym and a car parking space included.



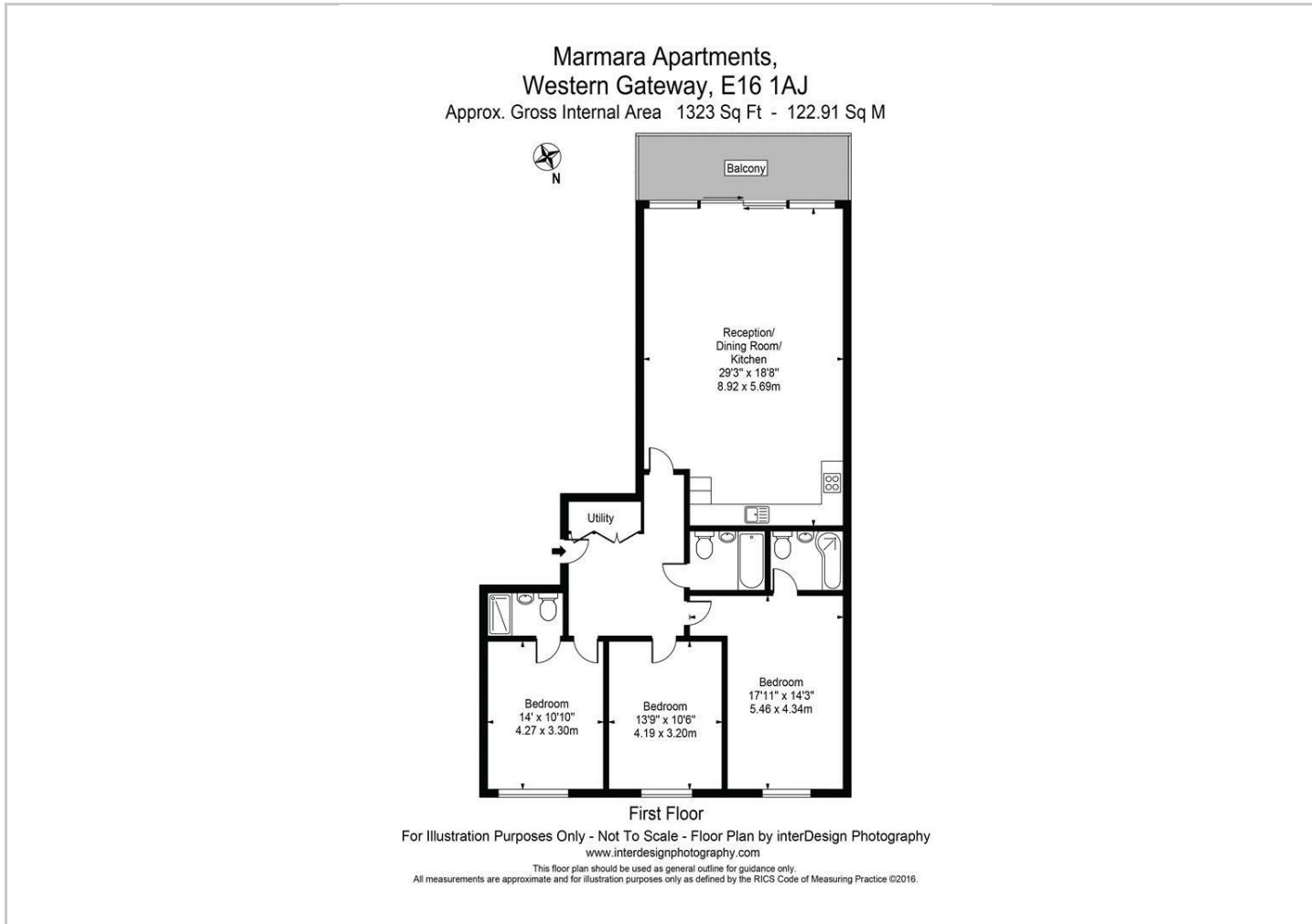


Directions





Floor Plans



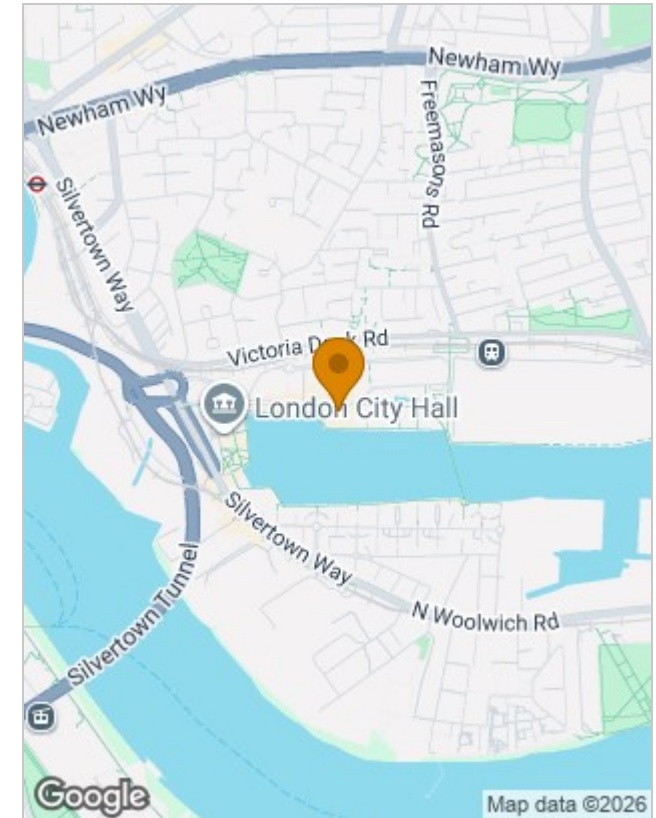
Viewing

Please contact our Lugas Homes Office on 07787 560885 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

