



Marmara Apartments

13 Western Gateway, E16

Offers in Excess of £350,000

This 615sq ft 1-bedroom apartment features a bright open-plan living and dining area with comfortable seating, leading to a modern kitchen and a private balcony terrace.

CHESTERTONS



Marmara Apartments

13 Western Gateway, E16

- 1 Bedroom | 1 Bathroom
- Approx. 615 sq. ft of Internal Living Space.
- Open-plan living area leading to a private balcony.
- Fully equipped modern kitchen.
- Spacious double bedroom with ample storage.
- Modern contemporary bathroom.
- Royal Victoria DLR station approx. 0.3 km
- Custom House station (Elizabeth line & DLR) approx. 0.7 km.
- Canning Town Underground & DLR station (Jubilee line) approx. 1.5 km.



This lovely 1-bedroom apartment features a bright open-plan living and dining area with comfortable seating, leading to a modern kitchen, welcomed by sleek wooden countertops. There is also direct access to a lovely private balcony terrace straight from the living area. The spacious bedroom provides a comfortable double bed with ample storage, while the modern bathroom is fitted with a bath and shower.

Marmara Apartments enjoys an enviable position on Western Gateway, just moments from the Royal Victoria waterfront, where guests can enjoy a variety of cafés, restaurants, bars, and scenic walking routes. The nearby ExCeL London exhibition and conference centre is within easy walking distance, making the apartment particularly well suited to delegates and exhibitors. The IFS Cloud Cable Car provides spectacular views across the River Thames, while The O2 Arena offers world-class concerts, entertainment, dining, and shopping. The Royal Docks area continues to evolve with attractive public spaces, waterside events, and leisure activities throughout the year.

Excellent transport connections make travelling across London straightforward. Royal Victoria DLR station is only a short walk away, providing direct links to Canning Town, Canary Wharf, Stratford, Bank, and Tower Gateway. Custom House station offers both the Elizabeth line and DLR services, giving fast connections to Liverpool Street, the City, Heathrow Airport, and Reading.

Tenure: Leasehold 131 years approx. remaining.

Service Charge: £4,033 pa approx.

Ground Rent: £200 pa.

Local Authority: Newham

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Canary Wharf & Greenwich Sales

Harbour Island

28 Harbour Exchange Square

London

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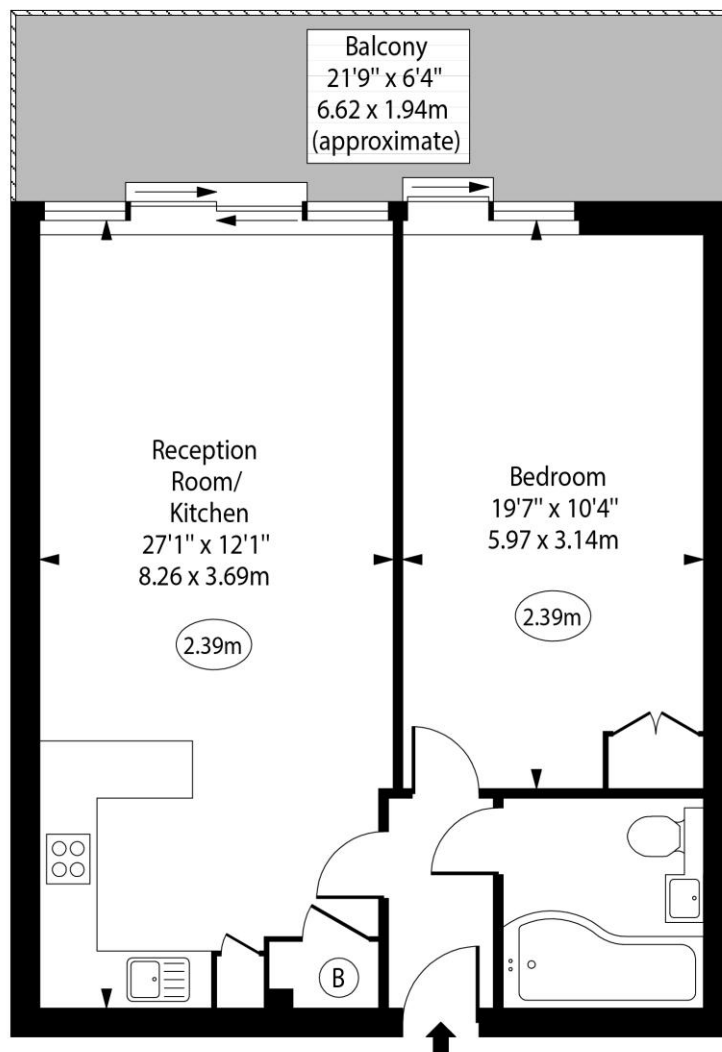
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Marmara Apartments, Western Gateway, E16

○ - Ceiling Height



Fifth Floor

Approx Gross Internal Area 615 Sq Ft - 57.13 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk
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