



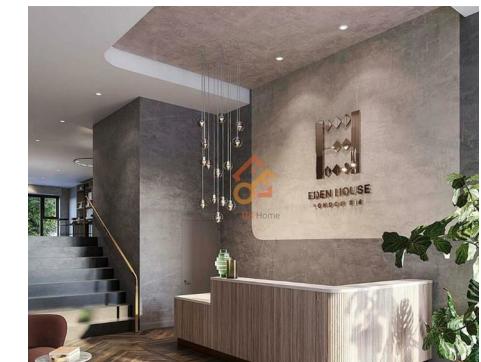
Let **UK** Home

1 Bedrooms

Flat

Located in London

£400,000



info@letukhome.co.uk

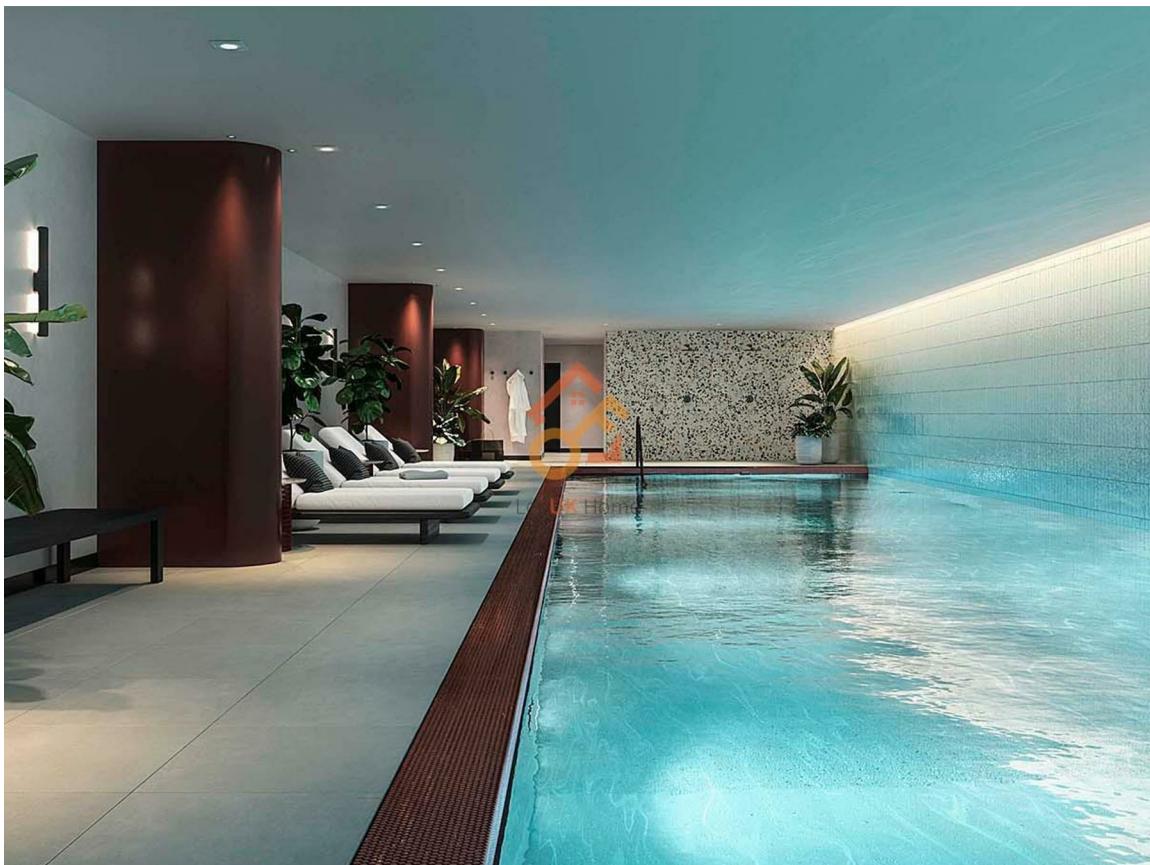
<https://www.letukhome.co.uk/>

01795 358 886



12A Western Gateway London

E16 1AZ



Let UK Home are excited to offer this spectacular one bedroom apartment in the heart of Queens Cross part of the Royal Docks E16.

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, one double bedroom with a built-in wardrobe, a spacious bathroom and ample storage.

The area is home to Wakeup Docklands, London's premier destination for wakeboarding and paddleboarding. With its open waterfront, residents can enjoy a variety of water-based recreational activities.

To the south, the neighborhood boasts trendy bars and cafés, while providing easy access to major European shopping and entertainment destinations such as Westfield Stratford, the BBC Music Studio, and the V&A Museum, allowing residents to fully immerse themselves in East London's vibrant cultural and artistic life.

Within the community, amenities will include concierge services, a fitness center, meeting rooms, a private cinema, and a swimming pool. Residents can also enjoy panoramic views from the rooftop sky garden or unwind with a leisurely stroll along the dedicated jogging track, embracing a slower pace of life.

12A Western Gateway London

£400,000 Leasehold



- 9th Floor
- 24h Security
- The Gym
- Meeting Room
- Concierge Service
- Swimming Pool
- Cinema & Game Room



Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

01795 358 886

info@letukhome.co.uk



DIMS	M / FT
Kitchen / Dining	3.89m x 3.52m
Living	3.19m x 4.25m
Bedroom 1	4.15m x 3.07m
INTERNAL AREA	54.3 SQ M
Balcony	3.71m x 1.57m
EXTERNAL AREA	5.4 SQ M
TOTAL AREA	59.7 SQ M

Council Tax Band:

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

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