

# Waterfront Apartment Overlooking Royal Victoria Dock

 1 Bedroom

 1 Bathroom

 1 Reception

 1 Kitchen

VH

35 ADRIATIC APARTMENTS - WESTERN GATEWAY - LONDON - E16 1BS

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A bright and stylish one-bedroom apartment in Adriatic Apartments, a well-regarded dockside development with open views across Royal Victoria Dock.

Floor-to-ceiling windows fill the open-plan reception and kitchen with natural light and frame the water beyond. The double bedroom also enjoys views over the dock.

The modern kitchen features sleek gloss units with a built-in oven, hob and extractor, and wood-effect flooring runs throughout the living space.

Residents benefit from a 24-hour concierge, and the apartment comes with its own allocated underground parking space. It is offered with a long lease of approximately 134 years.



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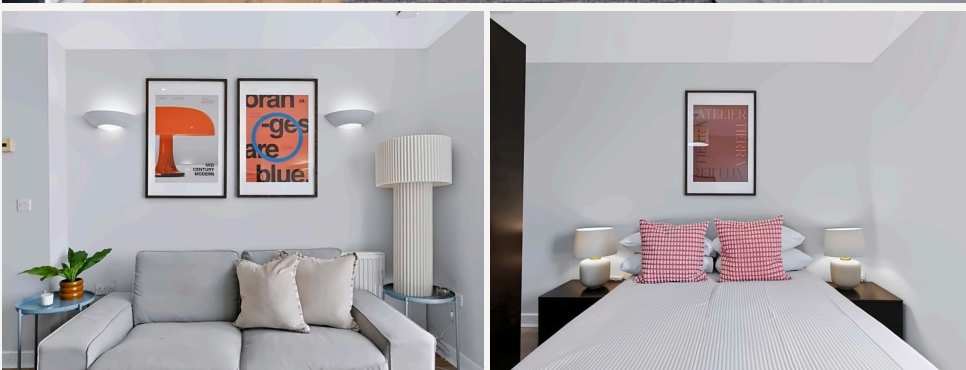
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Royal Victoria Dock is one of East London's most vibrant waterfront destinations, with ExCeL London on the doorstep and wide open views across the water.

The Emirates Air Line cable car crosses the Thames to the O2 in minutes, while riverside walks, cafés and restaurants line the dockside.

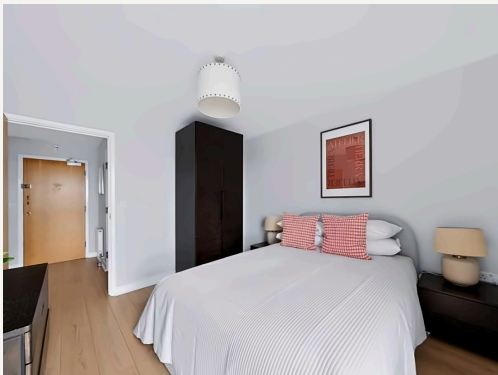
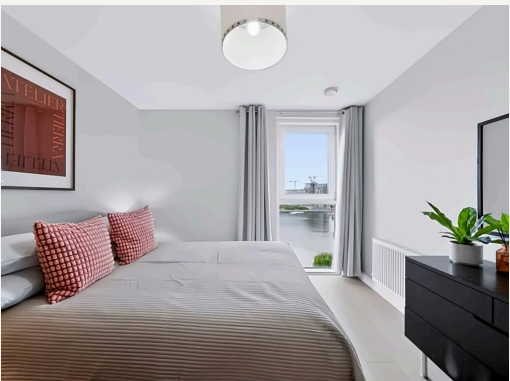
Transport links are excellent. Royal Victoria DLR is moments away for Canary Wharf, Stratford and the City, and Custom House station on the Elizabeth line puts central London and Heathrow within easy reach.

Canary Wharf's shopping, dining and leisure facilities are a short journey away, and London City Airport is close by.



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## Floor Plan

Approximate total floor area  
61 sq m (657 sq ft)

For illustration only. Not to scale.



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## Local Authority

London Borough of Newham

## Council Tax

Band = C

## Services & Additional Information

Tenure = Leasehold, approx. 134 years remaining

Service charge = £5,625.36 per annum

Ground rent = £200 per annum

Parking = Allocated underground space

24-hour concierge

## EPC

EPC Rating = B

PROPERTY

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82 B    | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Contact Us



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