

## 2 bed apartment to buy in E16

Western Gateway, London, London,  
London, E16 1BJ

**£345,000** Starting Bid

 x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ 2 Bedrooms
- ✓ 2 Bathrooms
- ✓ 24-Hour Concierge
- ✓ 0.2 miles to Royal Victoria DLR
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Located in the vibrant area of Western Gateway, London, this purpose-built flat offers a delightful blend of comfort and modern living. Spanning an impressive 753 square feet, the property features a well-appointed reception room that serves as the heart of the home, perfect for both relaxation and entertaining guests.

The flat boasts two spacious bedrooms, providing ample space for rest and privacy. Each bedroom is designed to maximise natural light, creating a warm and inviting atmosphere. Additionally, the property includes two bathrooms, ensuring convenience for residents and visitors alike.

With its prime location, this flat is ideally situated to take advantage of the numerous amenities and transport links that London has to offer. Whether you are seeking a vibrant urban lifestyle or a peaceful retreat, this property presents an excellent opportunity for both first-time buyers and seasoned investors.

In summary, this flat in Western Gateway is a charming and practical choice for those looking to embrace city living without compromising on space or comfort. Do not miss the chance to make this delightful property your new home.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 174

Annual Ground Rent Amount: £700.00

Annual Service Charge Amount: £3,300.00

Price: Starting Bid £345,000

Property Type: Apartment

Parking: Allocated

Year built: 2007

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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