



## 2 bed apartment to buy in E16

Western Gateway, London, ., E16 1BJ

**£345,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being sold via 'Secure Sale'
- ✓ Immediate 'exchange of contracts' available
- ✓ 24-Hour Concierge
- ✓ 2 Bedrooms
- ✓ EPC Rating C

## Key Information

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

## Description

Nestled in the vibrant area of Western Gateway, London, this purpose-built flat offers a modern and comfortable living experience. Spanning an impressive 721 square feet, the property features a well-designed layout that maximises space and light.

Upon entering, you are welcomed into a spacious reception room, perfect for both relaxation and entertaining guests. The flat boasts two generously sized bedrooms, providing ample space for rest and privacy. With two bathrooms, including an en-suite, convenience is at the forefront of this property, making it ideal for families or professionals sharing accommodation.

Constructed in 2008, this flat benefits from contemporary design and modern amenities, ensuring a comfortable lifestyle. The location is superb, with excellent transport links and a variety of local amenities just a stone's throw away, making it an ideal choice for those seeking both convenience and a vibrant community atmosphere.

This property presents a wonderful opportunity for anyone looking to enjoy the best of London living in a stylish and well-appointed home. Whether you are a first-time buyer or an investor, this flat is sure to impress with its blend of comfort, style, and practicality.

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>		
(69-80) <b>C</b>	77	77
(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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