



## 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

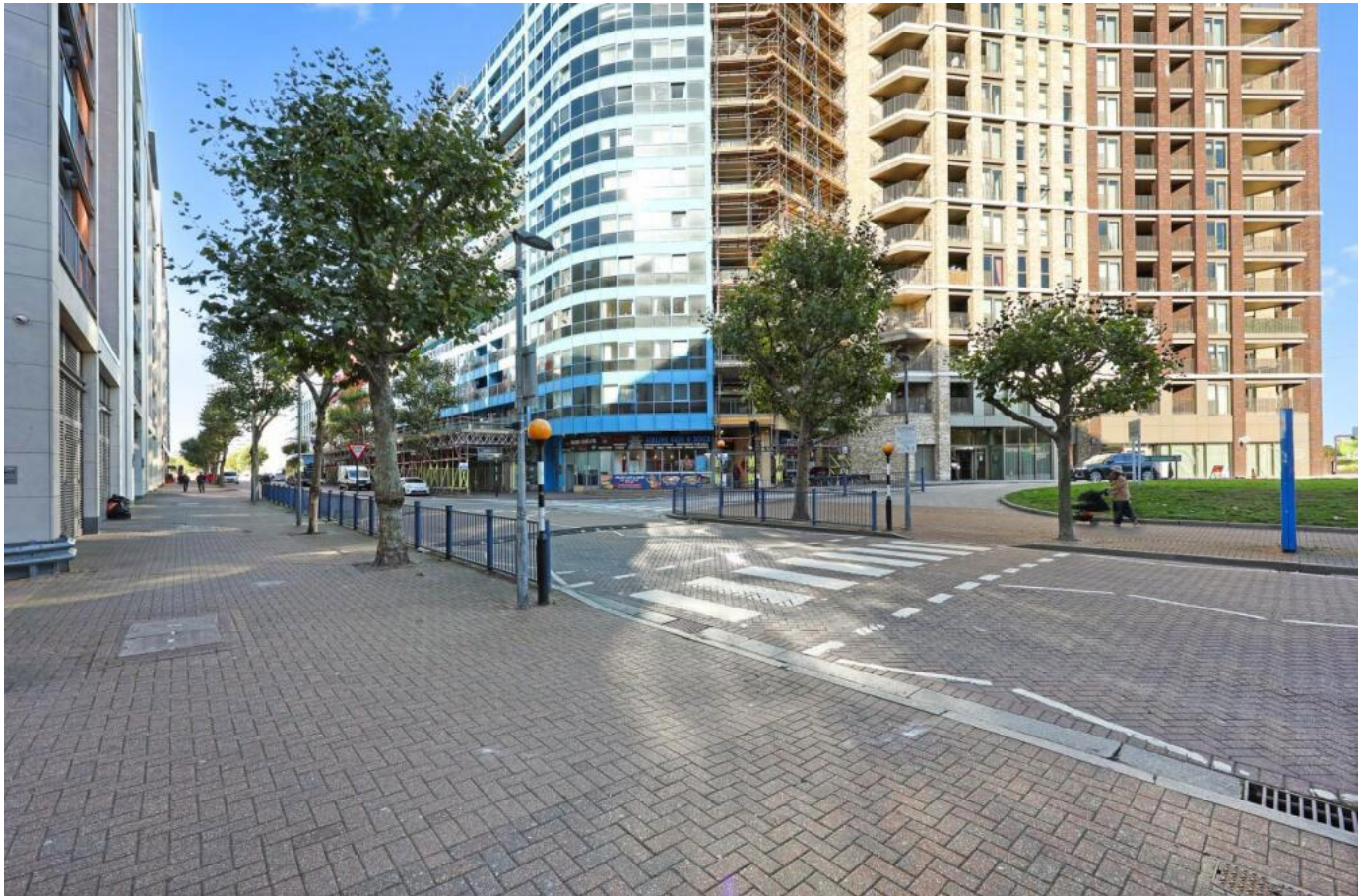
Electric: National Grid

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	

Western Gateway, London, ., E16 1BJ

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

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
**[www.partneragents.co.uk](http://www.partneragents.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

