



Offering amazing views towards the London skyline, is this exceptional duplex penthouse apartment which spans to in excess of 1,300 sq ft internally.

Adriatic Apartments, 20 Western Gateway, London, E16

£825,000 Leasehold (140 years remaining)



- Impressive penthouse apartment
- Large south facing terrace
- Perfectly located for canary wharf
- Bright and airy throughout
- 24 Hour concierge / secure parking x 2
- EWS1 approved (B1)

Description

Positioned upon the ninth and tenth floors of this highly desirable modern development is this exceptional two bedroom duplex penthouse. Internally the apartment offers in excess of 1,300 sq ft of living accommodation spread across two levels, which the current owners have maintained it to an extremely high standard. Upon entry you are welcomed by masses of natural light, which is absorbed by the vast floor to ceiling windows which run throughout. There is a superb open plan living area, plus a high specification re-fitted kitchen which houses a range of designer appliances. The property benefits from integrated air conditioning in the reception room as well as in both bedrooms.

To the first floor there are two generous double bedrooms and two luxurious bathroom suites.

Externally there is a large south facing terrace, which is perfect for a glass of wine on a summers evening, allowing you to enjoy the stunning views on offer. Residents will also benefit from access to a 24 hour concierge, a fully equipped gymnasium and two secure underground parking spaces.

Please note: We have received confirmation from the owner of this property than an EWS1 form has been provided by the Freeholder.

Local Information

Royal Victoria offers a selection of local shops, bars and restaurants, and the DLR is located within just 0.25 miles, offering access into Canary Wharf in just 10 minutes, and into Bank in a little over 20. The area is going through huge regeneration, and with billions currently being invested locally, an expected 40,000 new jobs will be created within the area by 2030.

All times and distances are approximate.

Tenure

Leasehold (140 years remaining)

Local Authority

London Borough Of Newham

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.

Telephone: +44 (0) 20 7531 2530.



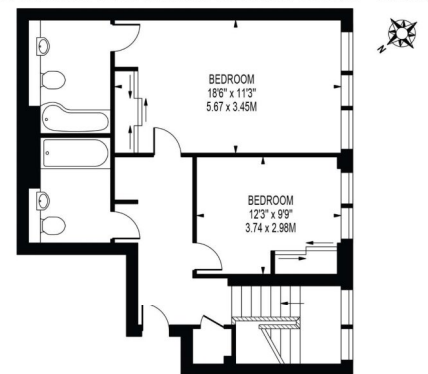


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Gross Internal Area 1,310 sq ft, 121.7m²

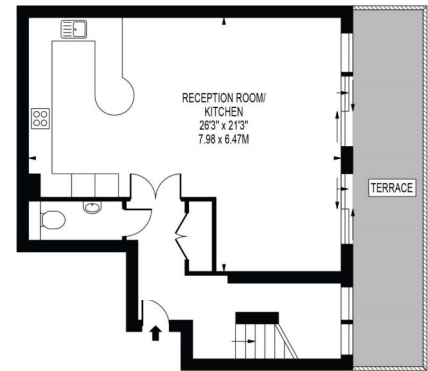
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ADRIATIC APARTMENTS
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1310 SQ FT - 121.68 SQ M



TENTH FLOOR



NINTH FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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