



An exceptional apartment, which offers one of the largest footplates within the Capital East development, boasting approximately 696 sq ft of living space.

Balearic Apartments, 15 Western Gateway, Newham, London, E16

£415,000 Leasehold (136 years remaining)



- Desirable dockside development
- Considerably larger than average
- Private balcony with impressive views
- Secure parking
- 24 Hour concierge
- Residents gymnasium

Description

Offering impressive Westerly views towards the Canary Wharf skyline is this exceptional one bedroom apartment which offers approximately 696 sq ft of living space. Internally there is a generous entrance hallway which leads directly into a spacious lounge / diner, plus there is a fitted kitchen with a range of integral appliances. Additionally the large bedroom boasts quality fitted wardrobes, and provides adjoining access out onto the private balcony.

Furthermore, there is a modern bathroom suite, plenty of available storage space and secure underground parking. Residents will also benefit from access to a 24 hour concierge and fully equipped gymnasium.

Please note: We have received confirmation from the owner of this property that 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 0.3 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 (136 years remaining)

Local Authority

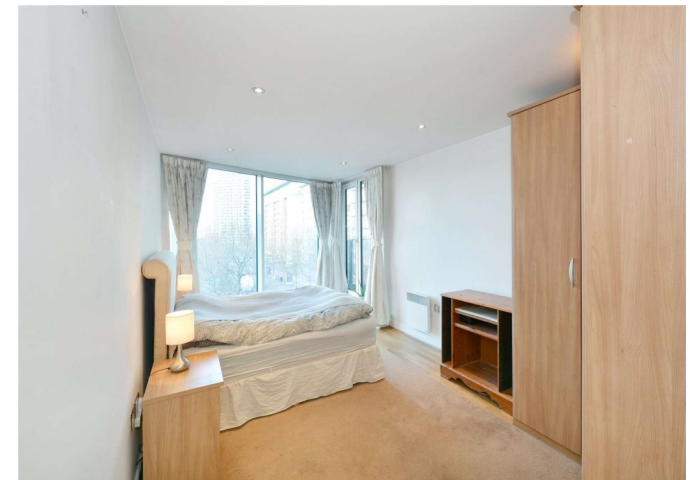
London Borough of Newham

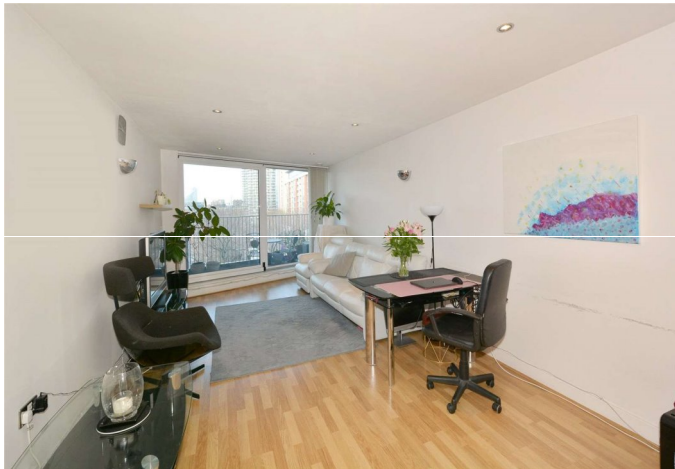
Energy Performance

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.



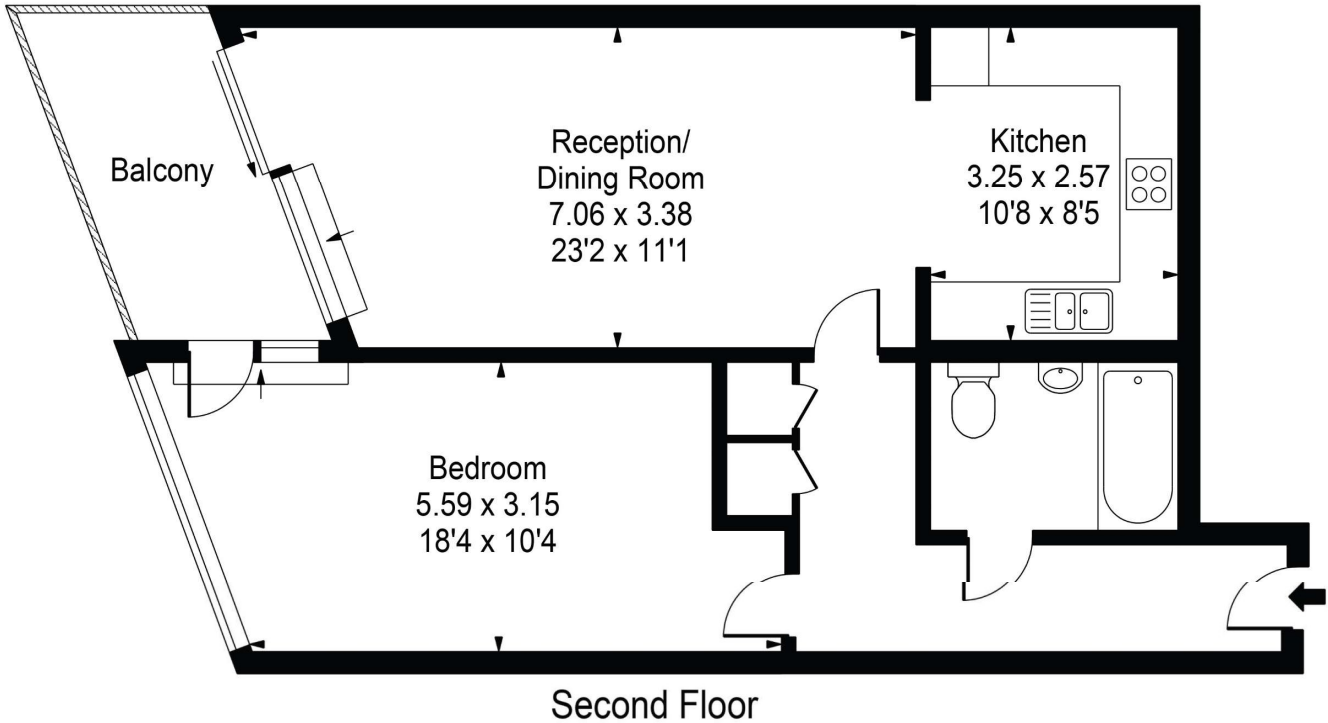



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Gross Internal Area 696 sq ft, 64.7 m²

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Balearic Apartments,
Western Gateway, London E16
Gross Internal Area(Approx)
Total = 64.66 Sq m / 696 Sq ft
For Illustration Purposes Only - Not To Scale
Floorplan by Humble Spy Photography Ltd.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	83	84
EU Directive 2002/91/EC		

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