



Boasting high ceilings, exposed brickwork and large windows is this spacious one bedroom warehouse conversion which is within convenient access of the DLR.

Warehouse W, 3 Western Gateway, London, E16

£450,000 Leasehold (178 years remaining)



- Impressive warehouse conversion
- Spacious layout
- Ideally located for Canary Wharf
- Exposed brickwork
- Plenty of storage

Description

This stunning one bedroom conversion retains plenty of original character with high beamed ceilings, exposed brickwork and large windows, yet it perfectly combines this with a modern interior. Offering approximately 677sq ft of well proportioned living space, this stunning unit offers excellent natural lighting throughout. Internally there is large living room, a quality fitted kitchen with a range of integral appliances, a generous bedroom with fitted wardrobes, plus two designer bathroom suites.

Furthermore, there is a Juliet balcony and a substantial storage area offered on the mezzanine floor.

Local Information

The Emirates cable car offers swift connectivity to the O2 arena, providing a wide selection of bars and restaurants. Royal Victoria DLR is positioned within close proximity, offering links into both Canary Wharf and Bank within 20 minutes.

All times and distances are approximate.

Please note the images in this brochure are for indicative purposes only and were taken in September 2019.

Tenure

Leasehold (178 years remaining)

Local Authority

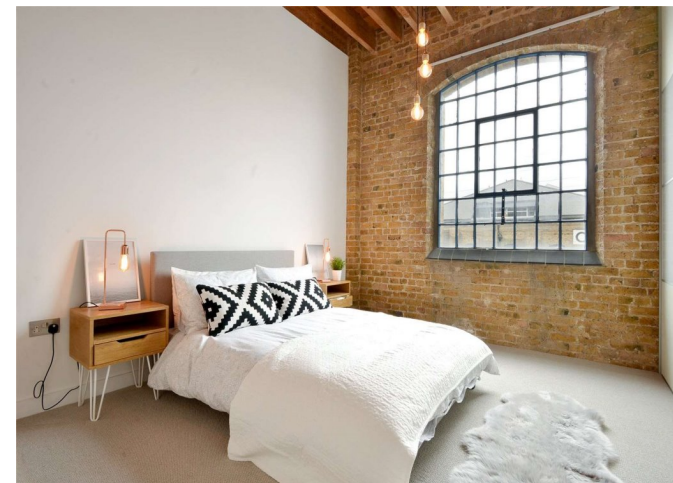
London Borough Of Newham

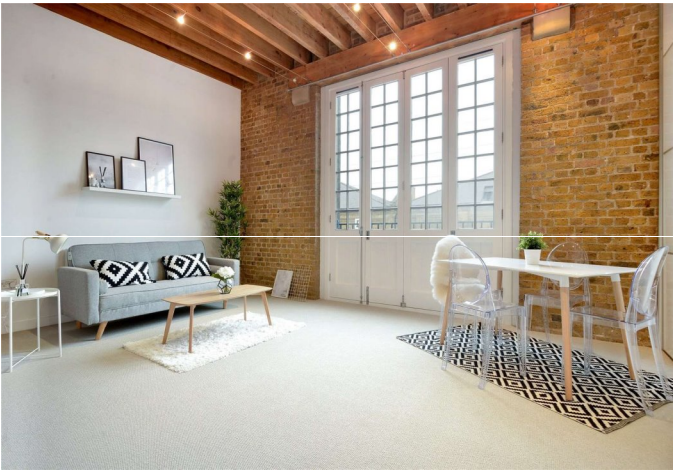
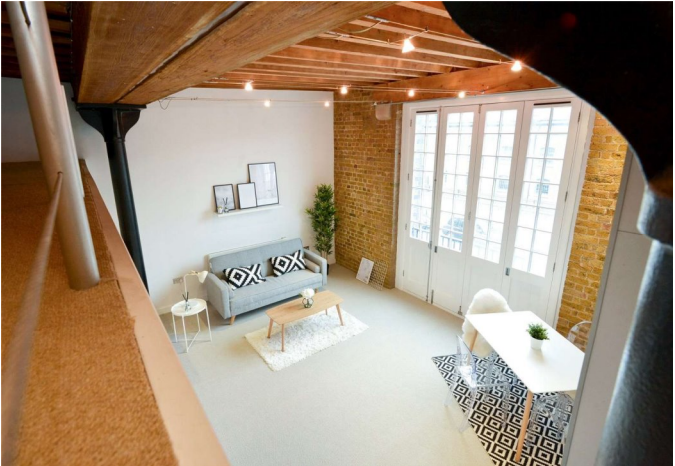
Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.
Telephone: +44 (0) 20 7531 2530.





Warehouse W, 3 Western Gateway, London, E16
Gross Internal Area 677 sq ft, 62.9 m²

Antony Cherriman
Canary Wharf
+44 (0) 20 7531 2530
antony.cherriman@savills.com


 |  savills | savills.co.uk

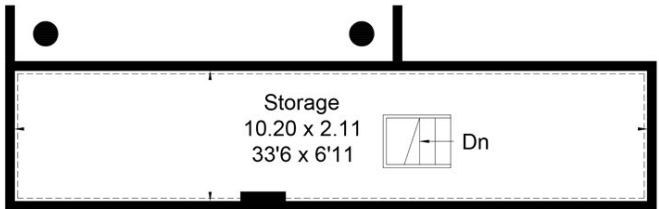
Western Gateway

Gross Internal Area (approx) = 62.9 sq m / 677 sq ft (Excluding Loft)
Loft = 21.4 sq m / 230 sq ft
Total = 84.3 sq m / 907 sq ft
For identification only. Not to scale.
© Floorplanz Ltd

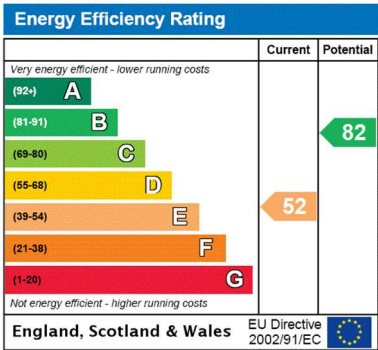


First Floor

 = Reduced headroom below 1.5m / 5'0



Loft



Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200724JEAR

