



A spacious apartment located in a popular dockside development within the Royal Docks.

The Oxygen, 18 Western Gateway, London, E16

£500,000 Leasehold (173 years remaining)



- Concierge
- Underfloor heating
- Private balcony
- Integrated kitchen
- Close to local amenities

Description

A spacious apartment in a desirable development within the Royal Docks, E16. The property boasts a well-appointed fully fitted kitchen with integrated appliances, leading on to a spacious open plan living area with access to the private balcony. The principal bedroom offers an en suite bathroom and fitted wardrobes, the second bedroom is a comfortable double with access to the balcony.

The property further benefits from under-floor heating throughout and ample storage space.

Local Information

Ideally located for transport links with Custom House station (DLR) soon to be serviced by the upcoming Crossrail. Canning Town Station is within close proximity (Jubilee Line). Royal Victoria Docks further benefits from the Emirates cable car, the water sports centre and a plethora of shops, bars and restaurants.

All times and distances are approximate.

Tenure

Leasehold (173 years remaining)

Local Authority

London Borough Of Newham

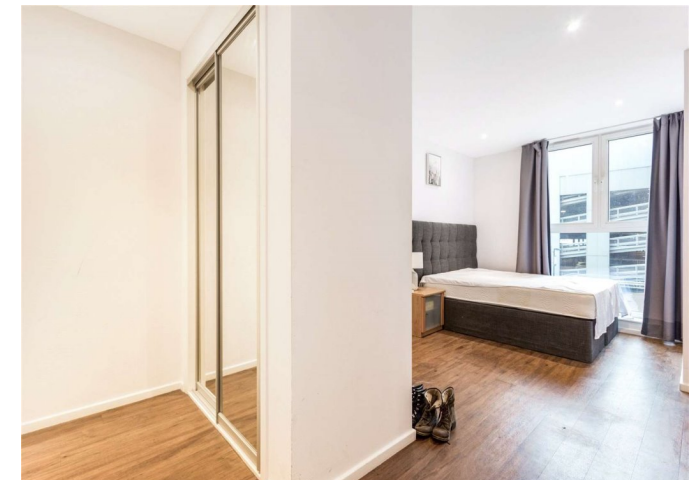
Energy Performance

EPC Rating = C

Viewing

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

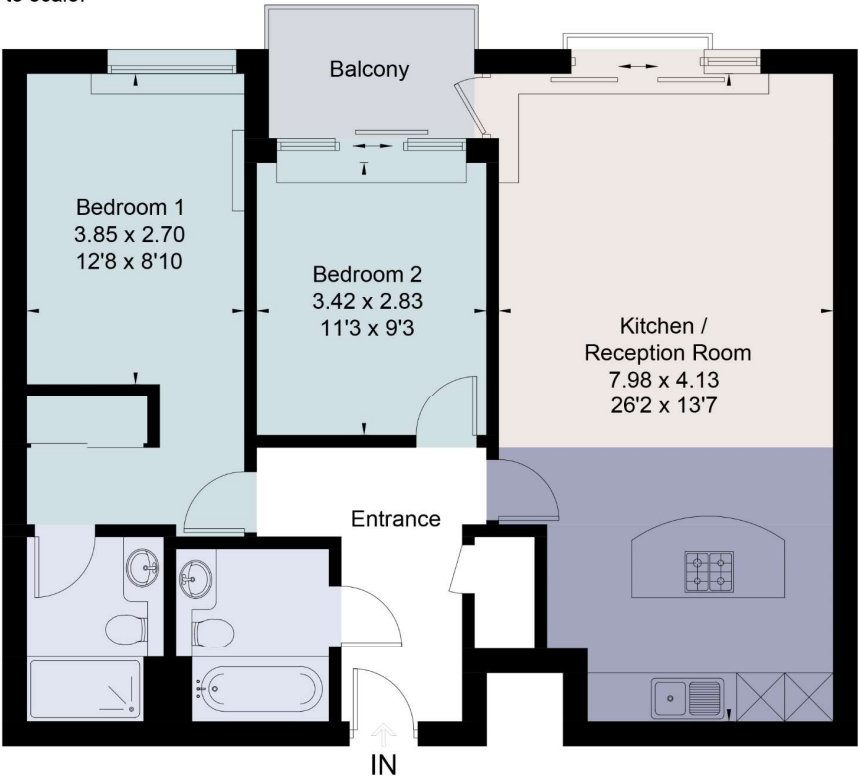
Telephone: +44 (0) 20 7531 2530.





The Oxygen, 18 Western Gateway, London, E16
Gross Internal Area 822 sq ft, 76.4 m²

Approximate Area = 76.4 sq m / 822 sq ft
Including Limited Use Area (0.1 sq m / 1 sq ft)
Balcony Area = 4.2 sq m / 45 sq ft
For identification only. Not to scale.
© Fourwalls



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 257789

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	77
(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		

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. 20200710JEAR

