



2 bed apartment to buy in E16

Western Gateway, London, United Kingdom, E16 1BJ

£295,000 Starting Bid

 x 2  x 1  x 2

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding
- ✓ Available Now
- ✓ Ground Floor Flat
- ✓ Immaculate Throughout
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid: £295,000

Presenting this immaculate two bedroom ground floor flat, ideally situated just 0.3 miles from Custom House Station, offering excellent transport links for commuters. The property is available now and is finished to a high standard throughout, providing a modern and welcoming living environment.

The spacious open-plan living and dining area is complemented by a contemporary fitted kitchen, featuring integrated appliances and ample storage. Both bedrooms are generously sized, with large windows allowing for plenty of natural light, while the sleek bathroom is finished with quality fixtures and fittings. Additional benefits include secure underground parking (a valuable feature in this area), convenient lift access within the building, and a secure entry system for peace of mind.

This flat would be perfectly suited to professionals or small families seeking a stylish and low-maintenance home in a vibrant and well-connected location. Offered to the lettings market, this property combines comfort, convenience, and quality, making it an exceptional choice for those looking to move in immediately. Early viewing is highly recommended to appreciate all that this superb flat has to offer.

Contact us today to arrange your appointment.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 173

Annual Ground Rent Amount: £700.00

Annual Service Charge Amount: £3,000.00

Price: Starting Bid £295,000

Property Type: Apartment

Parking: Allocated, Underground

Year built: 2003

Construction materials: Brick and block

Roofing type: Flat

Known property issues: Unsafe cladding

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

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

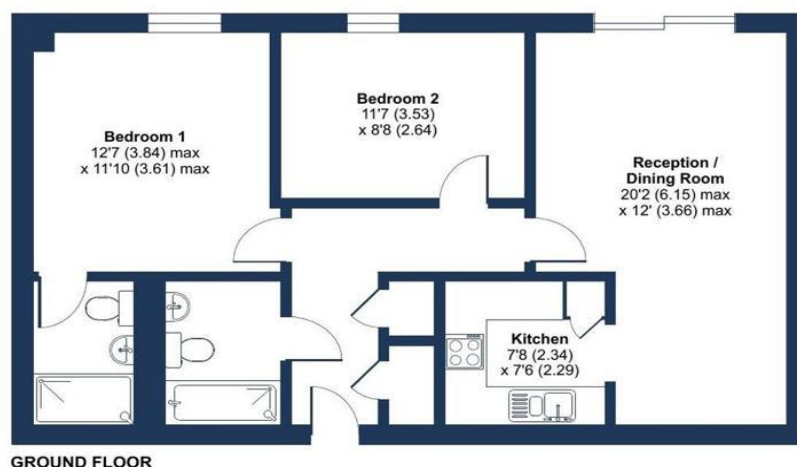
Mobile signal coverage: Good



Western Gateway, London, E16

Approximate Area = 738 sq ft / 68.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Brookings Estate Agents. REF: 1529047



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(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	

Western Gateway, London, United Kingdom, E16 1BJ

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

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