



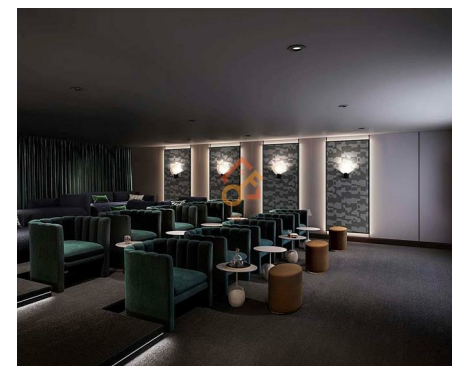
Let **UK** Home

2 Bedrooms

E16 1AZ

Located in London

£560,000



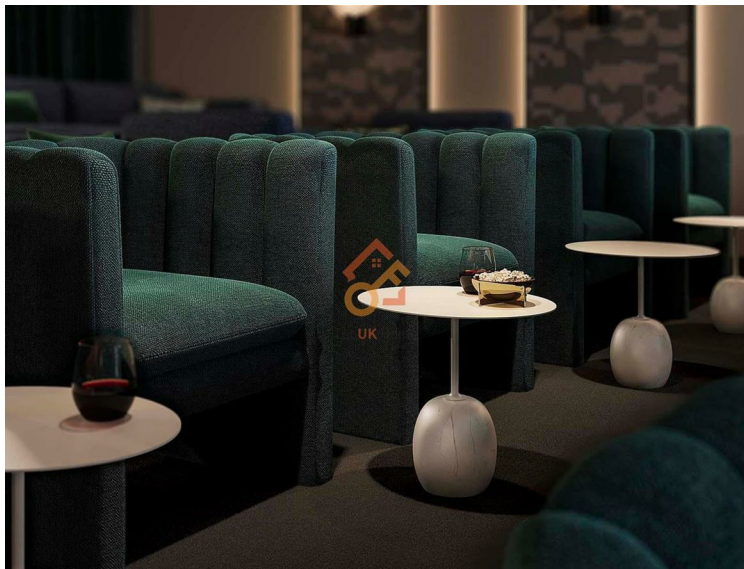
info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Block C7, Western Gateway, London, E16



Let UK Home are excited to offer this spectacular two bedroom apartment in the heart of Queens Cross part of the Royal Docks E16. Property Reference: LUH 915

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, two double bedrooms (master with fitted wardrobe and en-suite), a large family sized bathroom and ample storage.

The area is home to Wakeup Docklands, London's premier destination for wakeboarding and paddleboarding. With its open waterfront, residents can enjoy a variety of water-based recreational activities.

To the south, the neighborhood boasts trendy bars and cafés, while providing easy access to major European shopping and entertainment destinations such as Westfield Stratford, the BBC Music Studio, and the V&A Museum, allowing residents to fully immerse themselves in East London's vibrant cultural and artistic life.

Within the community, amenities will include concierge services, a fitness center, meeting rooms, a private cinema, and a swimming pool. Residents can also enjoy panoramic views from the rooftop sky garden or unwind with a leisurely stroll along the dedicated jogging track, embracing a slower pace of life.

- 13th Floor
- Meeting Room
- The Gym

- Concierge Service & 24h Security
- Swimming Pool
- Cinema & Game Room



QUEENS No22 CROSS

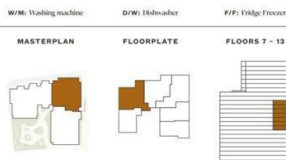
ROYAL DOCKS E16



TWO-BEDROOM APARTMENT



	W/M: Washing machine	D/W: Dishwasher	F/P: Fridge Freezer
TOTAL AREA	893.40 sq ft	83.00 sq m	
TOTAL INTERNAL AREA	808.37 sq ft	75.10 sq m	
KITCHEN/DINING	11'8" x 13'5"	3.56 x 4.08 m	
LIVING	12'8" x 12'3"	3.86 x 3.73 m	
BEDROOM 1	10'3" x 8'4"	3.08 x 2.55 m	
BEDROOM 2	10'2" x 9'9"	3.03 x 2.96 m	
TOTAL EXTERNAL AREA	85.03 sq ft	7.90 sq m	
BALCONY	12'9" x 9'2"	5.41 x 1.37 m	



Crafted by
Mount Anvil,
better London living

ExCeL
LONDON

Queens Cross apartments shown here are for approximate measurements only. Exact format and sizes of apartments and fixtures or services should also vary. All measurements are given within a tolerance of 1%. Please note: to increase legibility, these plans have been sized to fit the page. As a result, each plan may be at a different scale to others within this brochure.



Let **UK** Home

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01795 358 886

Council Tax Band:

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

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