



## Western Gateway, E16

### £580,000

This generously proportioned two-bedroom warehouse conversion spans approximately 1,100 square feet and benefits from two parking spaces. Situated within a Grade II-listed Victorian building, the property boasts soaring ceilings, exposed brickwork, and expansive south-facing Crittall windows that frame striking views over the water. A versatile additional space, currently utilised as a walk-in wardrobe, offers potential for use as a home office or study.

#### "Historic Character Meets Modern Comfort"

Set on the third floor of an iconic Victorian warehouse, this apartment blends original industrial charm with thoughtful modern upgrades. Exposed brick walls and soaring timber beams pay homage to the building's history, while contemporary finishes, smart underfloor heating, and high-speed fibre broadband ensure comfort and convenience. The galley kitchen with quartz worktops and integrated appliances opens onto the impressive main living space, creating a perfect spot for relaxing or entertaining. The building also has a step-free access.

#### "Dockside Lifestyle"

Directly on the water's edge, the Royal Docks offer a unique mix of heritage and leisure. Morning coffee can be enjoyed with tranquil views of the dock, while the historic cranes and landscaped walkways provide a striking backdrop for evening strolls. For the adventurous, open-water swimming, paddle boarding, wakeboarding and kayaking are just minutes from your door, with a growing selection of restaurants and cafes creating a lively local community.

#### "Exceptional Connectivity & Convenience"

Despite its peaceful setting, the apartment is perfectly positioned for city living. Custom House station, just 0.3 miles away, connects to the Elizabeth Line and DLR, providing rapid access to Canary Wharf, the City, and the West End. The nearby Cable Car links to the O2 and Greenwich Peninsula in minutes, while London City Airport is also within easy reach for regular European travel. Two parking spaces, including a secure allocation at the ExCeL Centre, add an invaluable level of convenience rarely found in dockside homes.

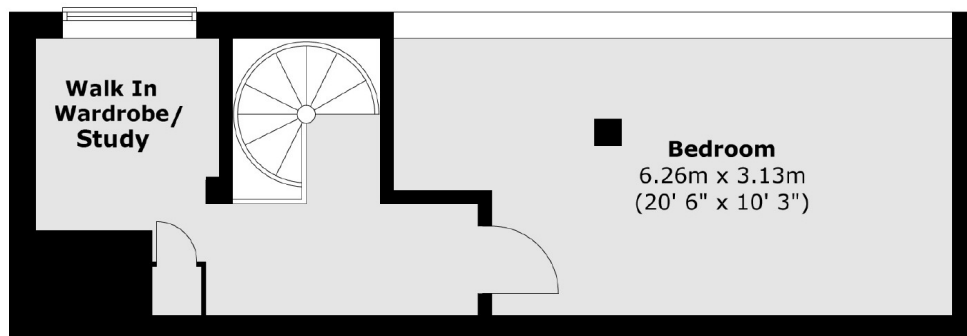
Custom House Station (Elizabeth and DLR) is just 0.3 miles away with fast links into the City and Canary Wharf. The Cable Car is also very close by offering quick links to the O2.

## Features

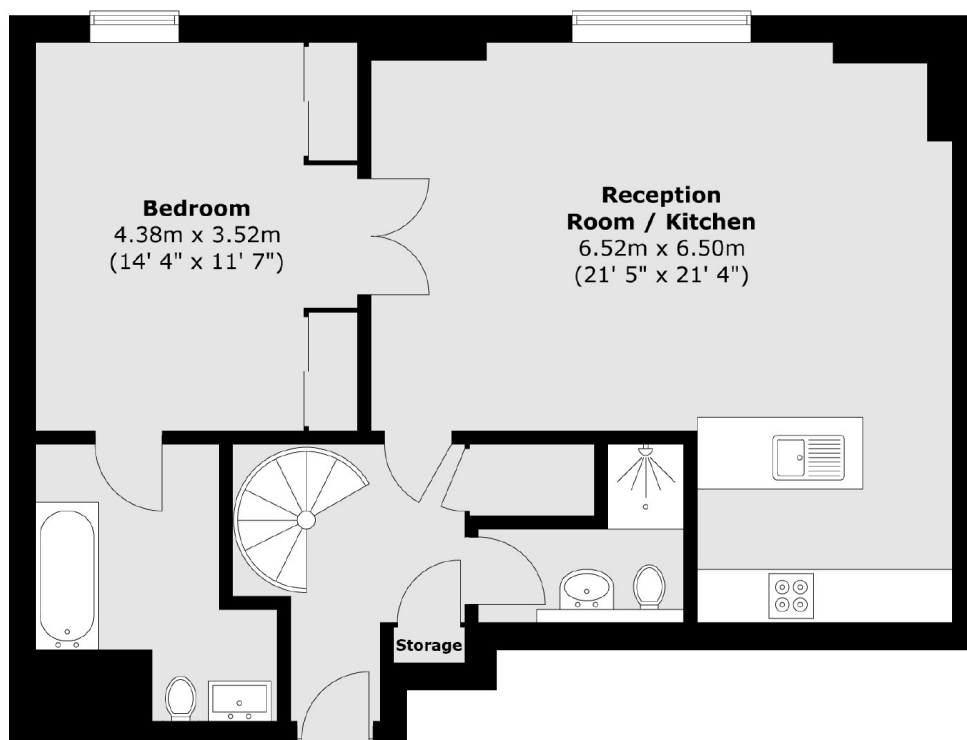
- 1,100 Square Feet
- Warehouse Conversion
- Chain Free
- Two Allocated Parking Spaces
- Waterview
- Two Bedrooms And Study

# Western Gateway, London, E16

## Third Floor



## Second Floor



Total area (approx.) : 103.2 sq. m (1110 sq. ft)