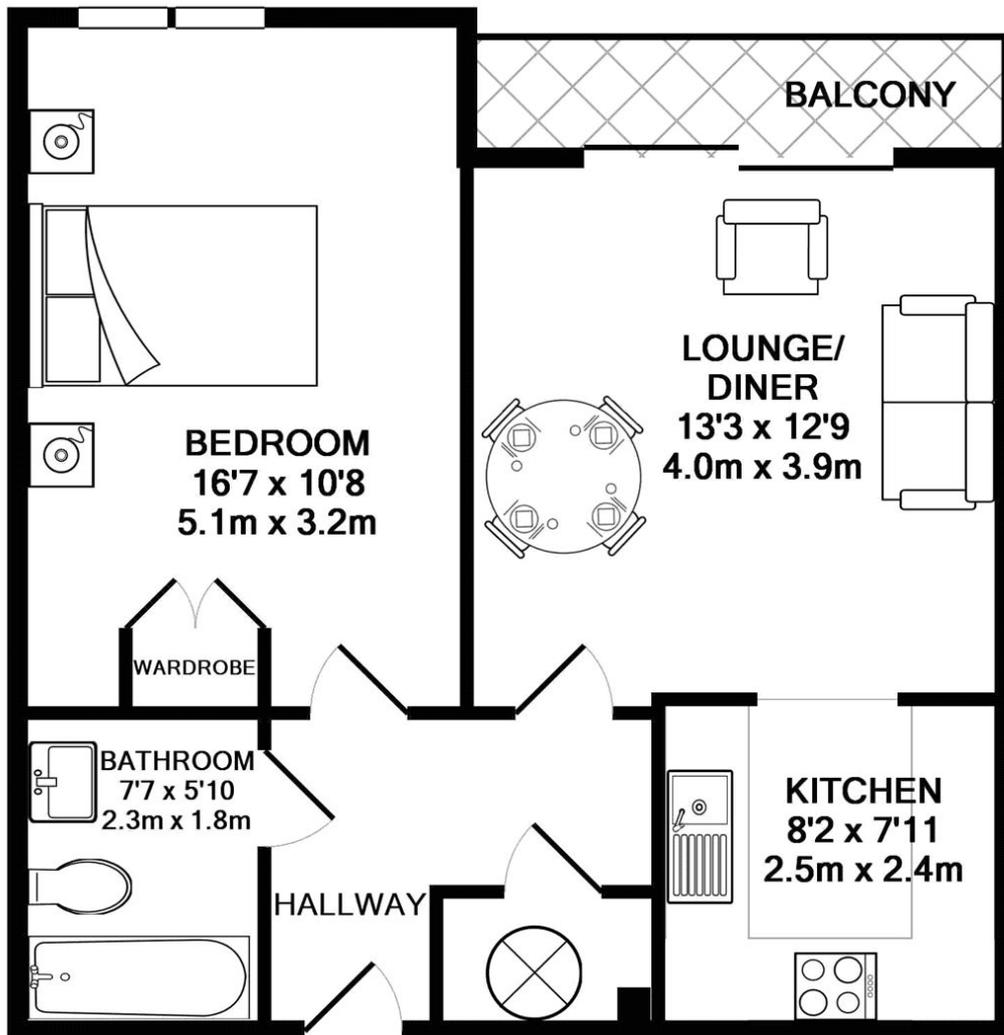


## WESTGATE APARTMENTS, E16

**£300,000**

One bedroom, one bathroom apartment with private balcony within the Western Gateway development. With a spacious reception room opening directly onto the balcony offering elevated views, separate fully fitted kitchen with ample storage and worktop space, generously sized double bedroom and modern bathroom, plus 24-hour concierge service and

- Double Bedroom
- Residents Gym
- Private Parking
- Lease Length 173 Years
- Ground Rent £125
- Service Charge £2,700



TOTAL APPROX. FLOOR AREA 521 SQ.FT. (48.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**LiFE RESIDENTIAL**

16 Royal Crest Avenue,  
London, E16 2TQ  
Sales: 020 3846 3332  
Lettings: 020 3846 3311

Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.