



Western Gateway, Custom House, E16

Asking Price: £488,000

 Benham
& Reeves

Western Gateway, Custom House, E16

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Discover urban living at its finest in this meticulously designed one bedroom apartment located at The Ellipse at Royal Eden Docks.

As you step into this contemporary residence, you'll be greeted by an open-concept living space adorned with sleek finishes and large windows that flood the interior with natural light. The kitchen features modern appliances, ample storage, and stylish countertops. The bedroom offers a cozy retreat, and the well-appointed bathroom ensures both comfort and convenience and the flat features a west facing balcony.

Situated in the heart of the thriving Western Gateway area, this apartment provides easy access to a plethora of amenities. Enjoy a short stroll to local cafes, restaurants, and shops, making it perfect for those who appreciate convenience and a vibrant city atmosphere.

Standing proudly at 15 storeys, The Ellipse is the only building that offers direct access to Royal Eden Docks' rich amenities. From a rooftop running track to 24-hour concierge and business lounge, residents can enjoy a laid-back dockside lifestyle, while keeping up with the demands of living and working in London.



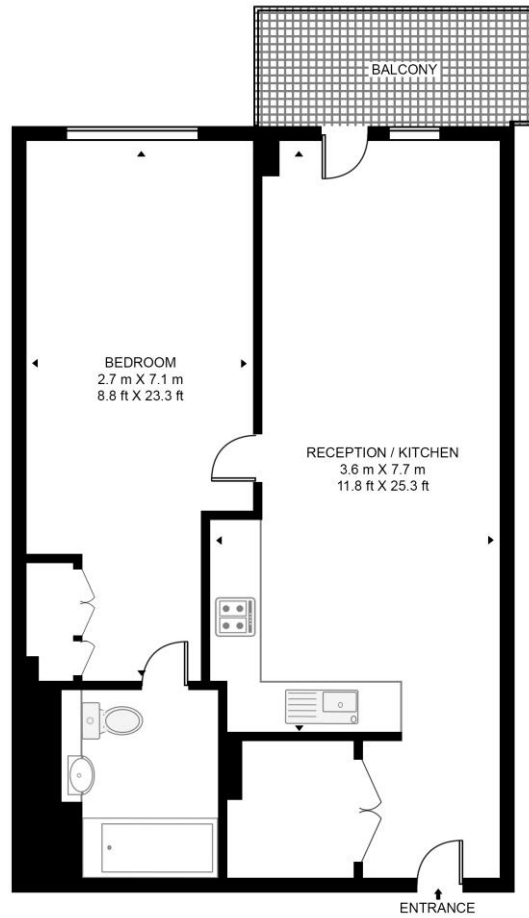


Property Features:

- One Bedroom
- 13th Floor
- 583 Square Feet (Approx.)
- West Facing Balcony
- 24 Hour Concierge
- Business Lounge
- Private Balcony
- New Home



THE ELLIPSE, ROYAL EDEN DOCKS
APPROXIMATE GROSS INTERNAL FLOOR AREA 583 SQ.FT (54.2 SQ.M)



THIRTEENTH FLOOR

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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|-------------------|-------------------------------------|
| Asking Price: | £488,000 |
| Tenure: | Leasehold |
| Ground Rent: | To Be Confirmed |
| Service Charge: | To Be Confirmed |
| Anticipated Rent: | £2,100.00 pcm Approx. 5.2% Yield |

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH250042

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