

# DURDEN & HUNT

INTERNATIONAL



## Western Gateway, London E16

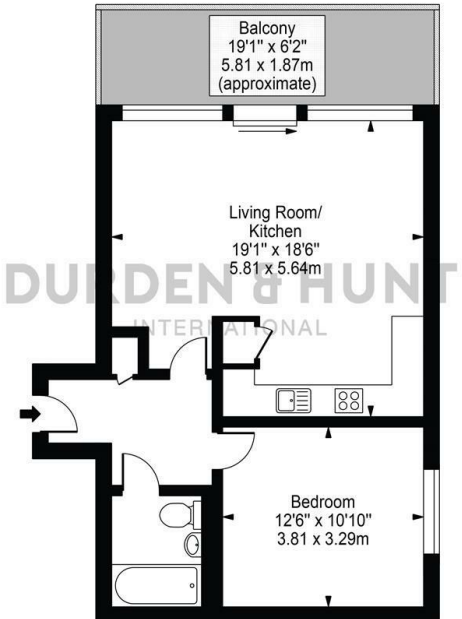
Offers Over £325,000

- Open Plan Kitchen And Living Area
- Private Balcony
- 24 Hour Concierge
- One Bedroom
- Gymnasium
- Overlooking Docks
- Bathroom
- Underground Secure Parking
- Excellent Transport Links

1A High Street, Wanstead, E11 2AA  
0208 150 7574

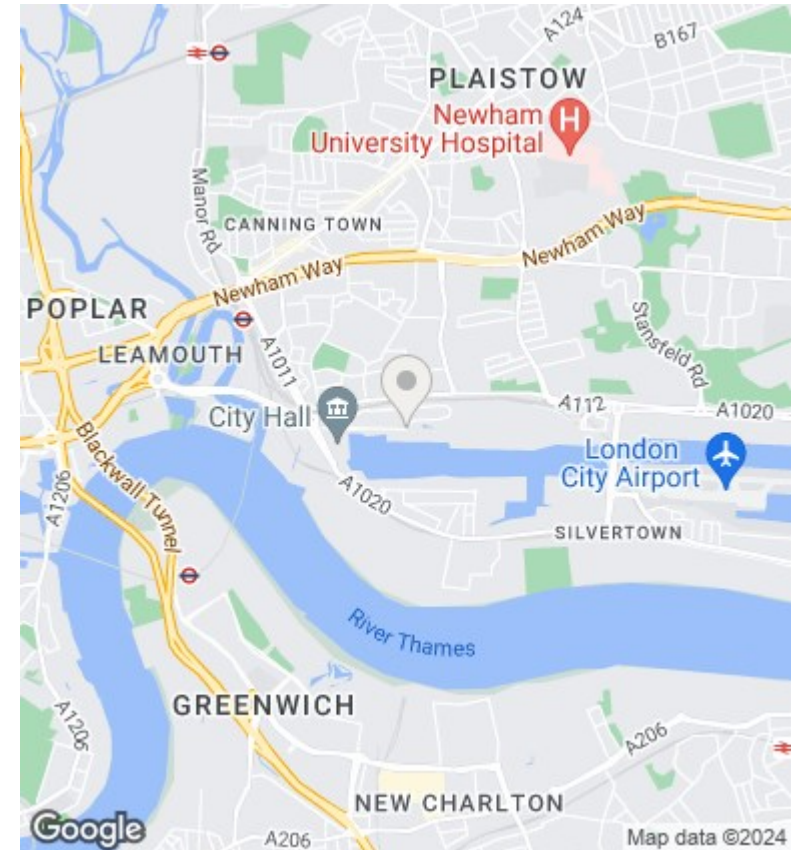
wanstead@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk/>

**Capital East**  
 Approx. Gross Internal Area 600 Sq Ft - 55.72 Sq M



**First Floor**  
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



**Viewings**

Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

**Council Tax Band**

D

**EPC Rating:**

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>73</b>
(55-68) <b>D</b>		<b>53</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	