

**hastings**  
INTERNATIONAL



**The Oxygen**

**£450,000**

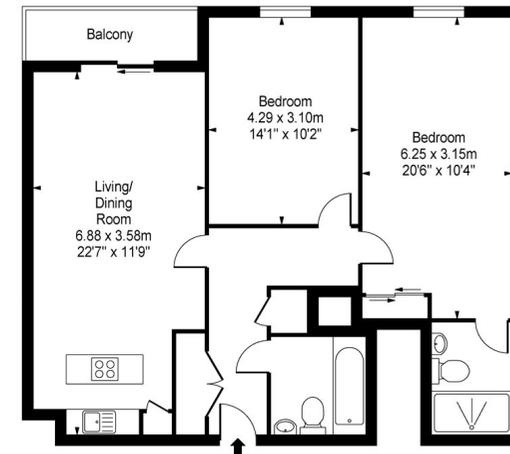
## The Oxygen, 18 Western Gateway, London E16 1BL

A modern 850 sq ft apartment with two bedrooms, two bathrooms and balcony located within a sought after waterside development with concierge and secure parking enjoying close proximity to Royal Victoria [DLR], Canning Town [Jubilee Line] and Custom House [Elizabeth Line - 19mins to Bond Street] stations.

This well presented apartment comprises entrance hall with storage cupboards, impressive reception room with dining area, door to private balcony, stylish open plan fitted kitchen with work tops, island unit and integrated appliances, generous master bedroom with stylish en-suite shower room, double guest bedroom two and family bathroom. The apartment has the benefit of secure parking and access to concierge facilities. Custom House [Elizabeth Line] and Royal Victoria DLR stations are moments away providing excellent links to Canary Wharf, the City, Bond Street and Heathrow Airport together with Emirates Air Line providing cable car services to Greenwich. EWS1 Compliant.

- Oxygen Apartments E16
- Two Bedrooms
- Impressive Reception Room
- Courtyard Views
- Concierge Facilities
- 850 Sq Ft
- Two Bathrooms
- Private Balcony
- Secure Parking
- EWS1 Compliant

The Oxygen, E16



Approx Gross Internal Area 850 Sq Ft - 78.96 Sq M

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	