



The Oxygen, London, 18 Western Gateway E16 1BL

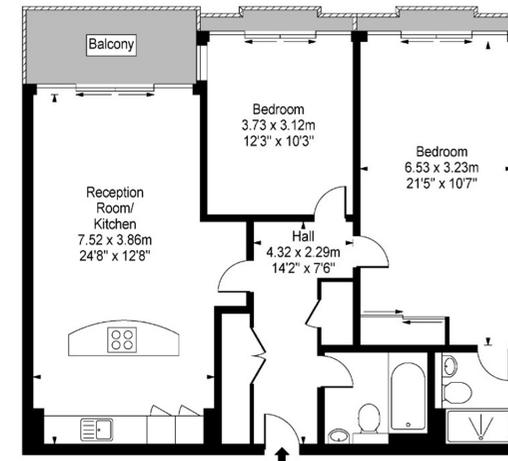
An impressive 915 sq ft, stylish, two bedroom, two bathroom apartment with balcony and water glimpses within The Oxygen, a modern sought after development with concierge facilities moments from Royal Victoria DLR station, Custom House for the Elizabeth Line, London City Airport and Excel.

This impressive second floor apartment comprises entrance hall with utility and storage cupboards, generous reception room with dining area and doors leading to private balcony providing water glimpses, stylish open plan fitted kitchen with island unit with breakfast bar, stone work tops and integrated appliances, master bedroom with Juliette balcony, water glimpses, fitted wardrobes and en-suite shower room, guest bedroom two with Juliette balcony and water glimpses and family bathroom. Extending over 900 sq ft, this spacious apartment has the benefit of residents parking and concierge facilities. Nearby Royal Victoria station provides regular DLR services to the City and Stratford with Elizabeth Line services from Custom House station being a short walk away.

- The Oxygen E16
- Two Double Bedrooms
- Water Glimpses
- Stylish Interior
- Concierge Facilities
- 915 Sq Ft
- Two bathrooms
- Private Balconies
- Residents Parking
- Excellent Location



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Second Floor

Approx Gross Internal Area 915 Sq Ft - 85.00 Sq M

This floor plan should be used as a general outline for guidance only and 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	