



hastings  
INTERNATIONAL

The Oxygen

£735,000

## The Oxygen, 18 Western Gateway E16 1BQ

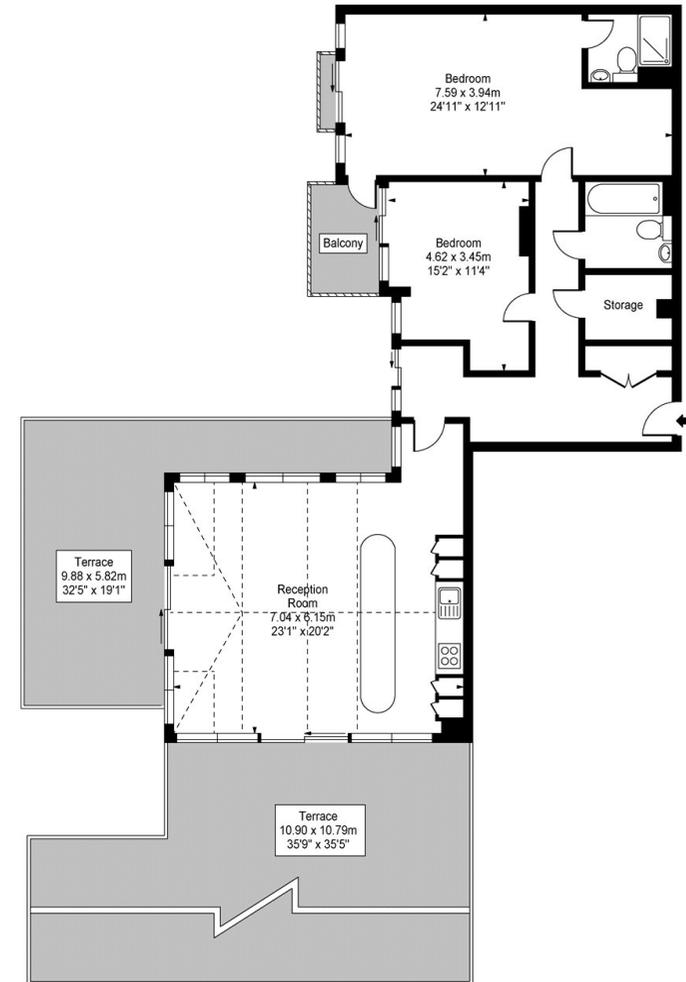
A unique opportunity to purchase one of Royal Victoria Dock's most impressive penthouse apartments offering spectacular water views, 1,833 sq ft of private terrace, high specification interior, two secure parking spaces and concierge facilities.

This stunning 1,303 sq ft penthouse apartment occupies part of the 11th floor of The Oxygen, a sought after modern development overlooking Royal Victoria Dock. The accommodation comprises entrance hall with cloaks cupboard, walk in storage, spectacular triple aspect reception room with glazed pitch roof providing an abundance of natural light, dining area, stylish open plan fitted kitchen with work tops and integrated appliances, doors lead to 1,833 sq ft of private terraces providing outstanding water views towards Royal Victoria Docks and beyond, master bedroom with en-suite shower room and access to private balcony, double guest bedroom two and family bathroom. This rare to the market apartment has the benefit of two secure parking spaces 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 together with Emirates Air Line providing cable car services to Greenwich.

- The Oxygen E16
- Spectacular Water Views
- Two Bedrooms
- High Specification Interior
- EWS1 Compliant
- Triple Aspect Penthouse Apartment
- 1,833 Sq Ft Private Terrace
- Two Bathrooms
- Secure Parking & Concierge Facilities



Royal Victoria Docks E16



11th Floor

Approx Gross Internal Area 1303 Sq Ft - 121.09 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</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	