

A&M
ARBON MILLER
EST 1976



21 Western Gateway
London, E16 1AS
Price £325,000

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Set on the 7th floor of the sought-after Capital East development, this well-presented one bedroom apartment offers stunning dock-facing views and an abundance of natural light throughout. The property features a spacious open-plan living and dining area with floor-to-ceiling windows overlooking the water, a modern fitted kitchen, a generous double bedroom with built-in storage, and a contemporary bathroom suite. Residents benefit from secure underground parking, concierge service, and exclusive access to an on-site gymnasium and sauna. Offered chain free, this apartment is ideal for first-time buyers and investors alike. Perfectly positioned in the heart of Royal Docks, the property is just moments from Royal Victoria DLR station (approx. 0.2 miles) and Custom House station (approx. 0.4 miles), providing swift access to Canary Wharf, the City, and beyond via the Elizabeth Line. You are also within easy reach of a range of local amenities including waterside cafés, restaurants, convenience stores, and the ExCeL London, with further shopping and leisure facilities close by.

COMMUNAL ENTRANCE HALL & CONCIERGE

ENTRANCE HALL

OPEN PLAN KITCHEN/RECEPTION

BEDROOM

BATHROOM

SERVICE CHARGE £371 per month

GROUND RENT £200 per annum

LEASE approx 140 years

COUNCIL TAX Council Tax Band - D - Newham Council

AGENTS NOTE (LEASE ETC)

The above details have been provided in good faith and will need to be verified by the respective solicitors.

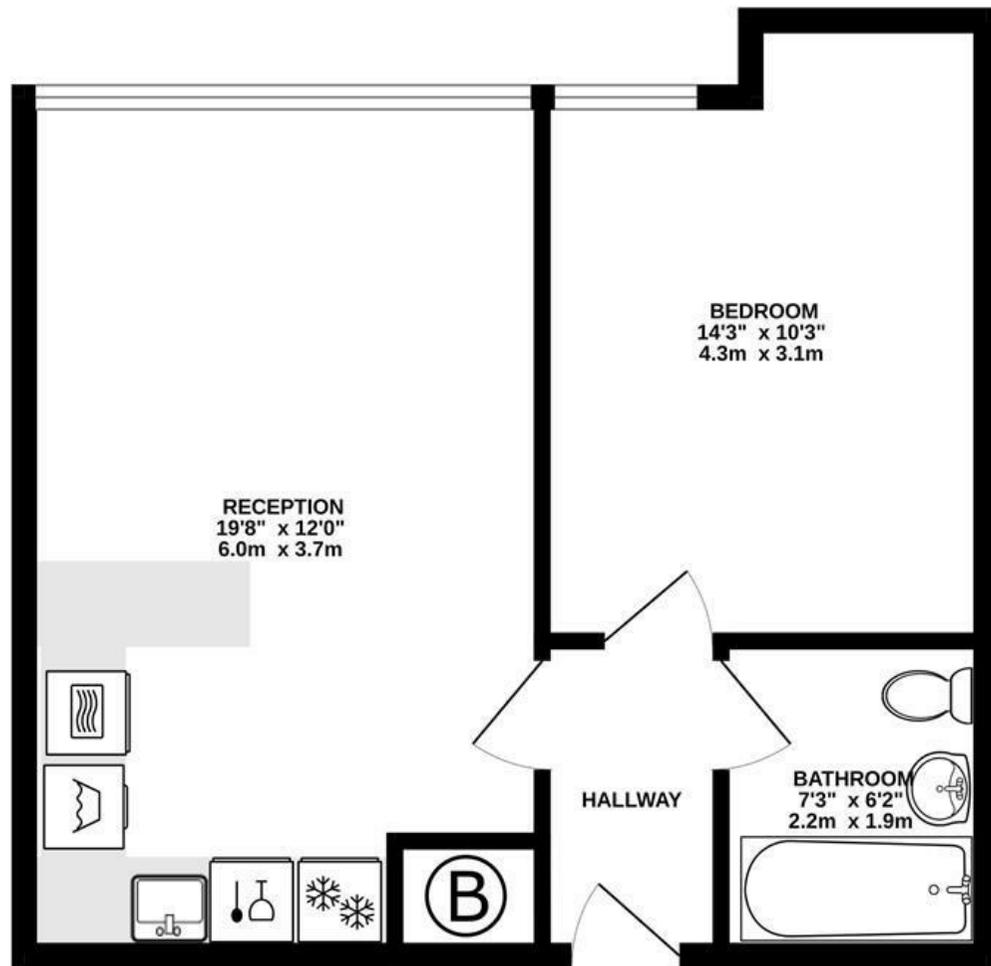
AGENTS NOTE

The information contained within these particulars should not be relied upon as

statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



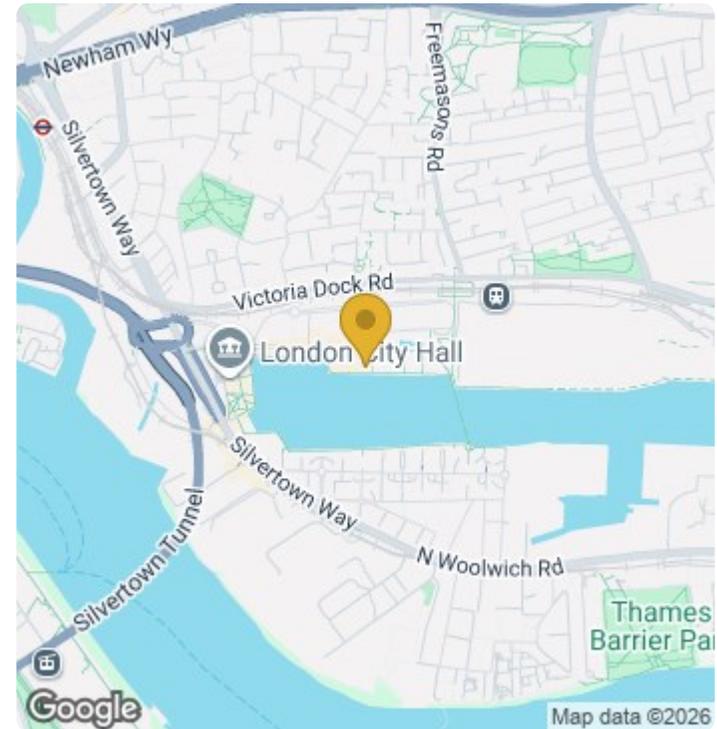
SEVENTH FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1 BEDROOM

TOTAL FLOOR AREA : 448 sq.ft. (41.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

