

WATERSIDE



Balearic Apartments, 15 Western Gateway

London, E16

HAMPTONS
INTERNATIONAL

Beyond your expectations

3 bed duplex with parking and concierge EPC:D

Hamptons International

30 South Colonnade, Canary Wharf, London, E14 5EZ

Sales. 020 7346 5801

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www.hamptons.co.uk

3 Bedroom | 1 Reception Room | 2 Bathrooms | Upper Floor | Balcony | Private Parking | Porter

Asking Price £1,200,000 Leasehold

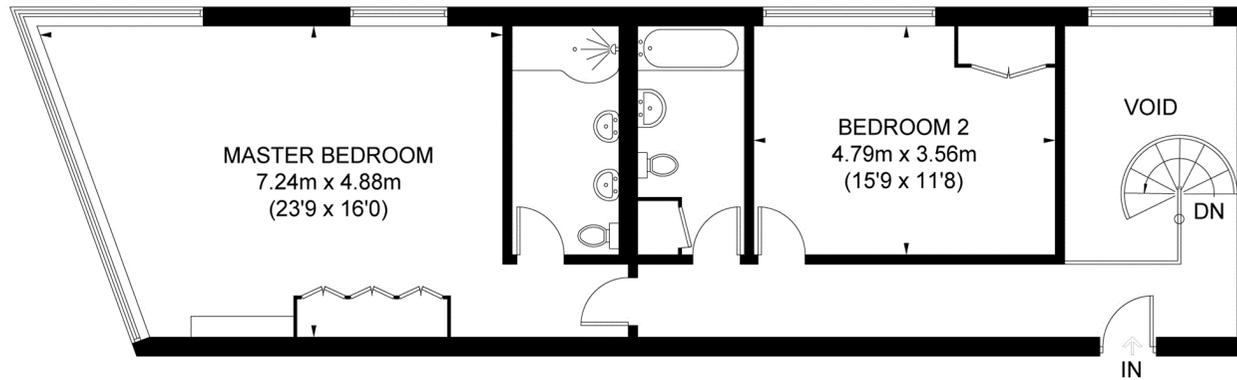
Description

An exceptional 13th floor executive apartment comprising of approximately 1834 sq.ft and benefitting from spectacular views from the private balcony. The apartment is considered to be in very good decorative order throughout and is available with no onward chain. There is private off street parking included with the apartment and lift access, concierge and sporting facilities available for all residents. The kitchen and bathrooms are of contemporary styling and access from floor to floor is via a delightful spiral stair case which is very much in keeping with the modern feel and design of this exceptional residence. Viewing is considered essential and can be arranged directly with the sales team at Canary Wharf.

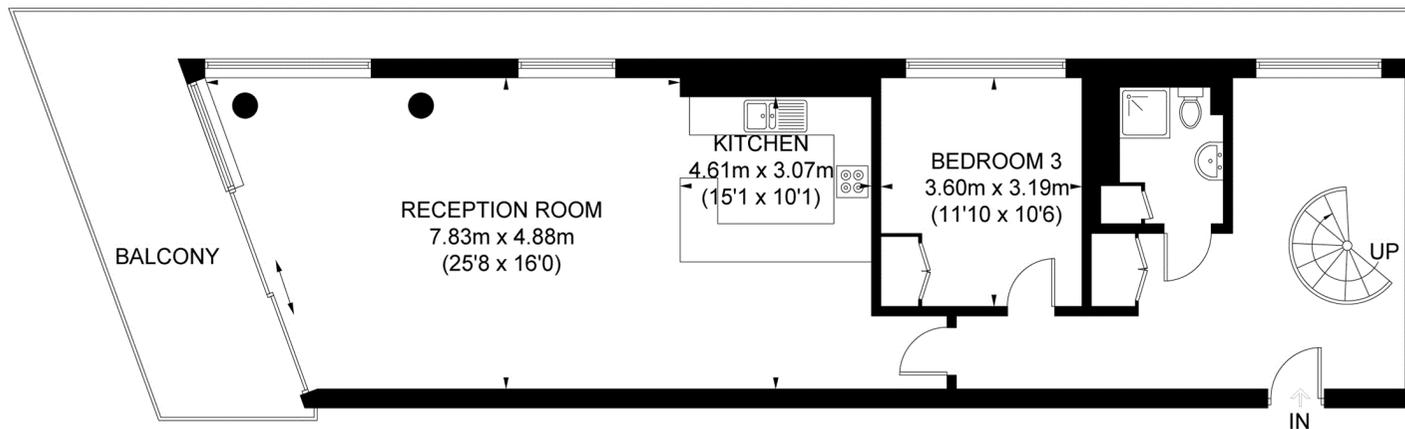
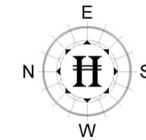


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

WESTERN GATEWAY



TENTH FLOOR



NINTH FLOOR

APPROXIMATE GROSS INTERNAL AREA
 THIRTEENTH FLOOR = 968 SQ. FT. (89.9 SQ. M.)
 FOURTEENTH FLOOR = 866 SQ. FT. (80.5 SQ. M.)
 (EXCLUDING VOID)
 TOTAL = 1834 SQ. FT. (170.4 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (Ref: 167922)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

