



## THE OXYGEN, ROYAL DOCKS, E16

**LET**

£2,200 PCM

Fifteenth floor | Two double bedrooms | Impressive views | Two bathrooms | Private balcony | Open plan reception room | Floor to ceiling windows | Dual aspect reception room | Concierge service | Close to Royal Victoria DLR station

- Two bathrooms
- Two Double Bedrooms
- Two private balconies
- 17th floor
- Concierge Service
- Wooden Floors

This fantastic two bedroom, two bathroom apartment is positioned on the fifteenth floor and is located in The Oxygen.

The property comprises entrance hall with storage cupboard, bright and spacious open plan reception room with dual aspect views and access to a private balcony, modern kitchen with built-in appliances and ample storage, master bedroom with access to a second private balcony and en-suite shower room, second double bedroom and main family bathroom.

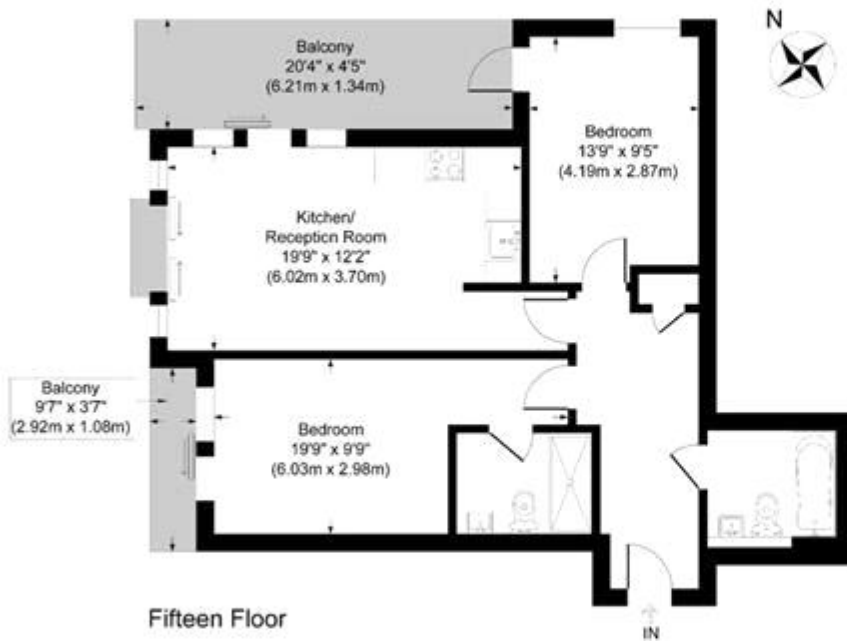
The Oxygen features a daytime concierge service and is ideally located being moments from Royal Victoria DLR station and within walking distance to the Elizabeth Line station and all local amenities.

Deposit: £2,538.46

Holding Deposit: £507.69



**THE OXYGEN, ROYAL DOCKS, E16**  
**£2,200 PCM**



## The Oxygen Western Gateway

Approximate Gross Internal Area  
Total = 68.6 sq m / 739 sq ft

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.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            | <b>84</b>               | <b>84</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 &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.