



**SPENCER JAMES**  
RESIDENTIAL

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**\*\* Two Double Bedrooms \*\***

**\*\* Two Bathrooms \*\***

**\*\* Immaculately Presented \*\***

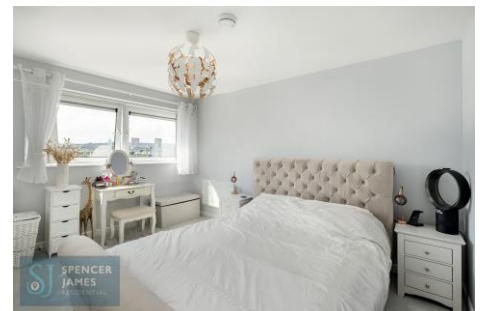
**\*\* Breathtaking River Views \*\***

**\*\* Secure Underground Parking \*\***

**\*\* 24 Hour Security/Porter \*\***

**\*\* EPC: B / Council Tax Band: E \*\***

**\*\* Floor Area: 738.4 sq/ft (68.6 sq/m) \*\***



**Sheerness Mews, Galleons Lock, E16**

**£385,000 (Share of Freehold)**

This immaculately presented two-bedroom fourth floor apartment boasts breathtaking dual aspect views over the 'River Thames' and is located in a sought-after riverside development.

Internally the property is presented to a high standard throughout and boasts two double bedrooms with an en-suite bathroom to the master in addition to a further bathroom and an open plan living room and stunning modern kitchen with a balcony boasting direct river views.

Further benefits include secure underground parking, serviced elevator, 24 hr security/estate office and Share of Freehold and 975 year lease.

Located within walking distance to both King George V and Galleons Reach DLR Stations with links to the Elizabeth Line.

EWS1 A1 Compliant.

### **Accommodation Comprises:**

#### **Hallway**

Telephone entry point, vinyl wood effect flooring, cupboard housing hot water tank.

#### **Open Plan Living Room and Kitchen** *18' 0" x 15' 1" (5.48m x 4.59m)*

Twin double glazed tilt and turn doors to balcony, vinyl wood effect flooring, wall mounted heater.

#### **Kitchen Area**

Fitted with a range of eye and base level units with work surfaces incorporating a stainless steel sink and mixer tap, integrated cooker, hob and extractor. Space for washing machine, wine cooler and fridge freezer.

#### **Bedroom One** *15' 9" x 10' 3" (4.80m x 3.12m)*

Double glazed window to rear aspect, wall mounted heater, carpeted flooring. Storage cupboard.

#### **En-Suite Bathroom**

Three piece suite comprising a panelled bath and shower attachment, low level wc and hand wash basin. Ceramic tiled splashbacks. Vinyl wood effect flooring.

#### **Bedroom Two** *12' 5" x 9' 1" (3.78m x 2.77m)*

Double glazed window to rear aspect, wall mounted heater, carpeted flooring.

#### **Bathroom**

Three piece suite comprising a panelled bath and shower attachment, low level wc and pedestal hand wash basin. Ceramic tiled splashbacks. Vinyl wood effect flooring.

#### **Externally**

Secure underground parking, serviced elevator, 24 hr security/estate office

#### **Lease Details**

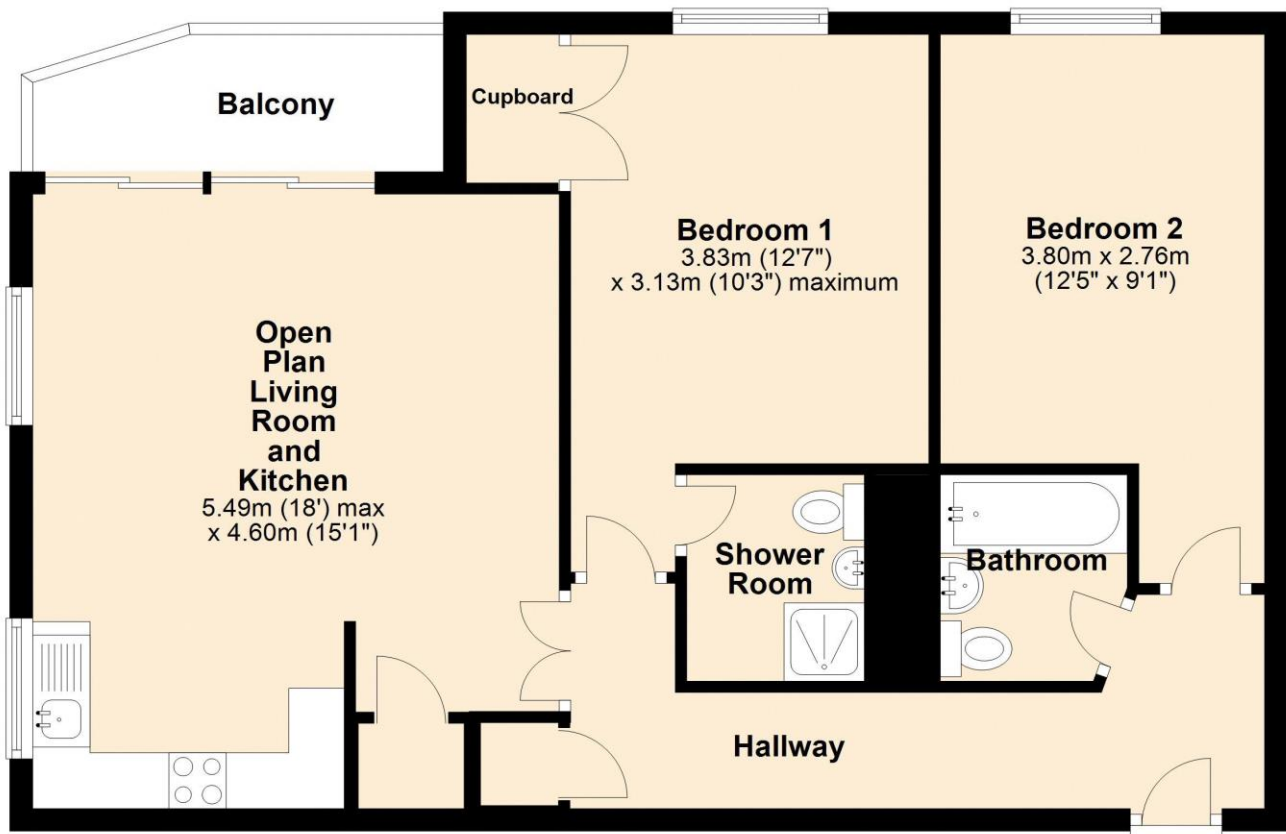
Service Charge: £2750 per annum (includes water bill and building insurance)

Ground Rent: £1 per annum (peppercorn)

Lease Remaining: 975 Years

## Fourth Floor

Approx. 68.8 sq. metres (740.2 sq. feet)



Total area: approx. 68.8 sq. metres (740.2 sq. feet)



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