



SPENCER JAMES
RESIDENTIAL

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**** Two Bedrooms ****

**** Two Bathrooms ****

**** Dual Aspect Living Room and Kitchen ****

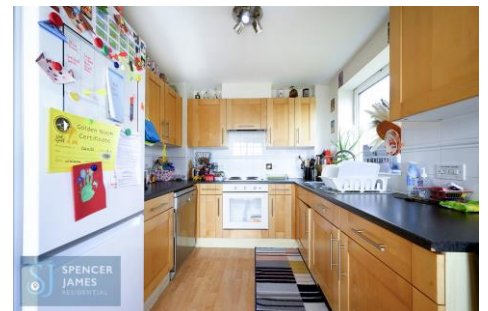
**** Balcony with River Views ****

**** Secure Underground Parking ****

**** 24 Hour Security/Estate Office ****

**** EPC: TBC / Council Tax Band: E ****

**** Floor Area: 751 Sq/Ft (69.8 Sq/M) ****



Fishguard Way, Galleons Lock, E16

£375,000 (Share of Freehold)



This bright dual aspect two bedroom apartment boasts an abundance of natural light and is located on a popular riverside development.

Internally the well-presented property comprises of an open plan dual aspect living room and kitchen with a balcony overlooking the River Thames, two double bedrooms with the master benefitting from an en-suite shower room, further bathroom and an extensive hallway large enough to be used as a study or seating area with two storage cupboards.

Externally the property boasts an allocated secure underground parking space with a second ground level unallocated permit available for a second car. The sought after development further benefits from 24 hour security/estate office and well maintained communal grounds and is located within walking distance of both Gallions Reach and King George V DLR stations with convenient links to the Elizabeth Line.

Sold with a share of freehold and 973 year lease. Chain Free.

Accommodation Comprises:

Entrance Hall

Two storage cupboards one of which houses the hot water tank, wall mounted heater, laminate wood effect flooring, telephone entry point.

Open Plan Living Area 13' 0" x 12' 3" (3.96m x 3.73m)

Double glazed tilt and turn doors to balcony, wall mounted heater, laminate wood effect flooring.

Kitchen Area 7' 10" x 7' 9" (2.39m x 2.36m)

Fitted with a range of eye and base level units incorporating a stainless-steel sink and mixer tap, integrated oven, hob and extractor. Space for washing machine and fridge freezer.

Bedroom One 12' 11" x 9' 11" (3.93m x 3.02m)

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

En-Suite Shower Room

Three piece suite comprising a shower cubicle, low level wc and pedestal hand wash basin. Ceramic tiled flooring.

Bedroom Two 12' 11" x 7' 10" (3.93m x 2.39m)

Double glazed window to rear aspect, wall mounted heater, carpeted flooring. Large integral storage cupboard/wardrobe.

Bathroom

Three piece suite comprising a paneled bath with shower attachment, low level wc and pedestal hand wash basin. Ceramic tiled flooring.

Externally

Allocated secure underground parking and parking for additional car, 24 hour security/estate office, well maintained communal grounds.

Lease Details

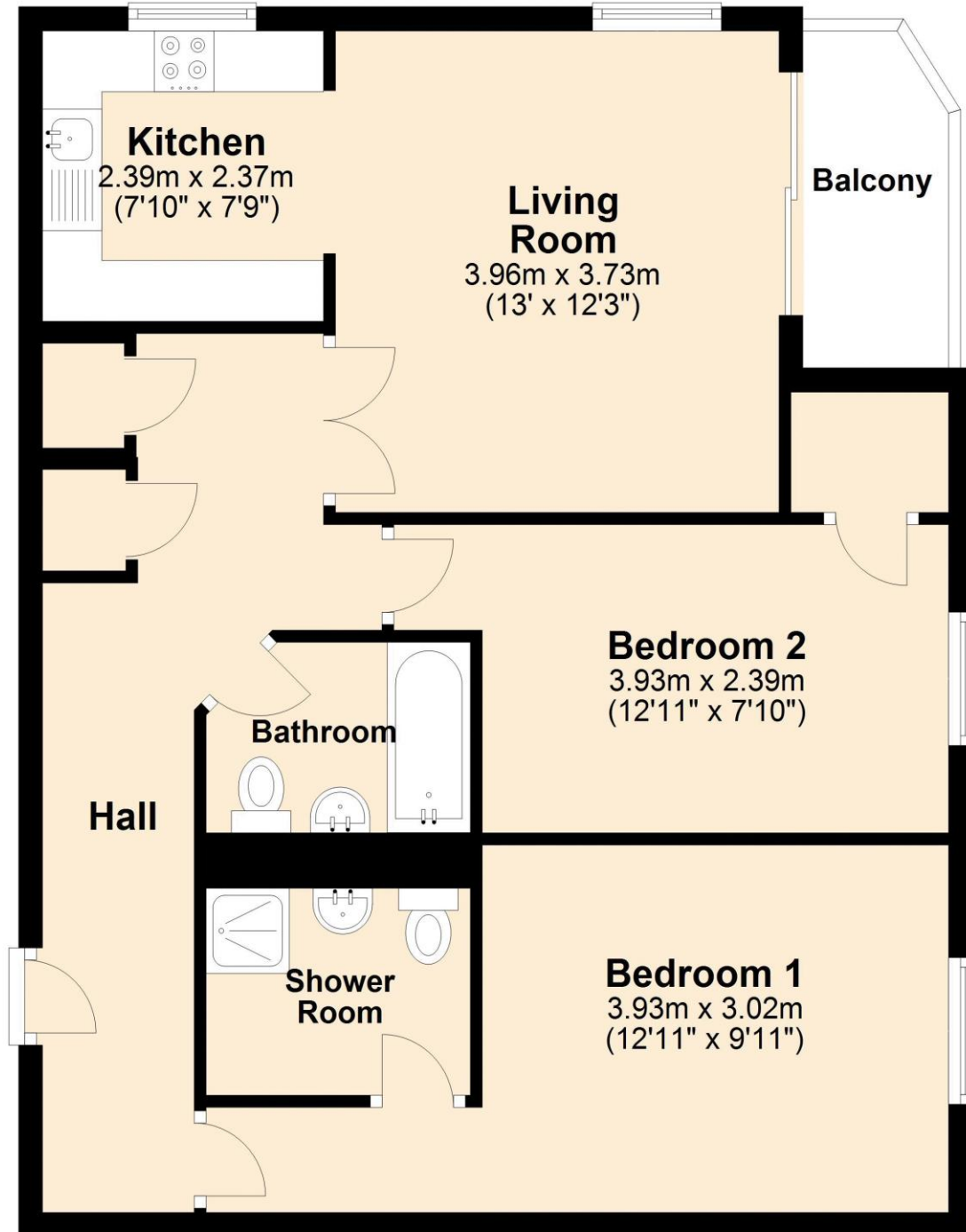
Lease Remaining - 973 Years

Service Charge - £3312 per annum

Ground Rent - £1 per annum (peppercorn)

Raised Ground Floor

Approx. 69.8 sq. metres (751.5 sq. feet)



Total area: approx. 69.8 sq. metres (751.5 sq. feet)





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