



SPENCER JAMES
RESIDENTIAL

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**** One Double Bedroom ****

**** Ground Floor ****

**** Spacious Living Room and Kitchen ****

**** EPC Band C ****

**** Free Residents Permit Parking ****

**** Available Now ****

**** Floor Area: 489 Sq/Ft (45.4 Sq/M) ****



Fishguard Way, Galleons Lock, E16

Monthly Rental Of £1,350



(Short term let only 6-8 months). A raised ground floor one bedroom apartment in the popular galleons lock development located close to shops and DLR station. Part Furnished with wooden floors throughout. Fitted kitchen and balcony. Good size double bedroom with en suite bathroom and separate guest WC. Available Now!

Hallway

Telephone entry point, wall mounted heater laminate wood effect flooring, storage cupboard housing hot water tank.

Open Plan Living Room and Kitchen 17' 8" (max) x 16' 2" (max) (5.38m x 4.92m)

Double glazed window to rear aspect, two wall mounted heaters, laminate wood effect flooring. Double glazed sliding doors to balcony.

Kitchen Area

Fitted with a range of eye and base level units with roll top work surfaces incorporating a stainless steel sink and mixer tap, integrated cooker, hob and extractor. Space for washing machine and fridge freezer. Laminate wood effect flooring.

Bedroom 14' 8" x 9' 5" (4.47m x 2.87m)

Double glazed window to side aspect, wall mounted heater, laminate wood effect flooring.

En-Suite Bathroom

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

Guest WC

Part tiling to walls, low level wc and pedestal hand wash basin. Laminate wood effect flooring.

Externally

Free residents parking for one car, well maintained communal grounds, 24 hour security/porter.

Raised Ground Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



Total area: approx. 45.2 sq. metres (486.8 sq. feet)



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