



**SPENCER JAMES**  
RESIDENTIAL

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

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

**\*\* Extensive Living Area \*\***

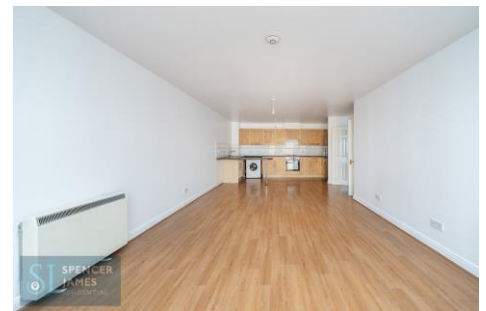
**\*\* Balcony with Partial River Views \*\***

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

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

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

**\*\* Floor Area: 865 Sq/Ft (80.4 Sq/M) \*\***



**Lowestoft Mews, Galleons Lock, E16**

**£357,500 (Share of Freehold)**



Located in a popular riverfront development this spacious two-bedroom, two-bathroom apartment is sold with no onward chain and boasts partial river views.

Internally the property comprises of two double bedrooms with the master benefitting from an en-suite bathroom, in addition to a further shower room, an extensive open plan lounge/diner with a balcony with river views, large kitchen area and a hallway large enough to be used as a study or sitting area.

The building benefits from a serviced elevator which provides direct access to the secure underground parking space, there is also the option to park a second car unallocated at ground level.

The property is located within walking distance of two DLR Stations and situated on a secure development with 24-hour security and estate office and boasts well maintained communal areas throughout and has the added benefit of being sold with a share of freehold and 974 year lease.

### **Accommodation Comprises:**

#### **Entrance Hall**

Storage cupboard housing hot water tank, wall mounted heater, laminate wood effect flooring.

#### **Open Plan Living Room**

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

#### **Kitchen Area**

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 fridge freezer and washing machine. Laminate wood effect flooring.

#### **Bedroom One**

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

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

Three piece suite comprising a panelled bath with shower attachment, low level wc and pedestal hand wash basin. Vinyl Flooring.

#### **Bedroom Two**

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

#### **Shower Room**

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

#### **Externally**

Balcony with partial river views, secure underground parking, 24 hour security/estate office, well maintained communal grounds.

#### **Lease Details**

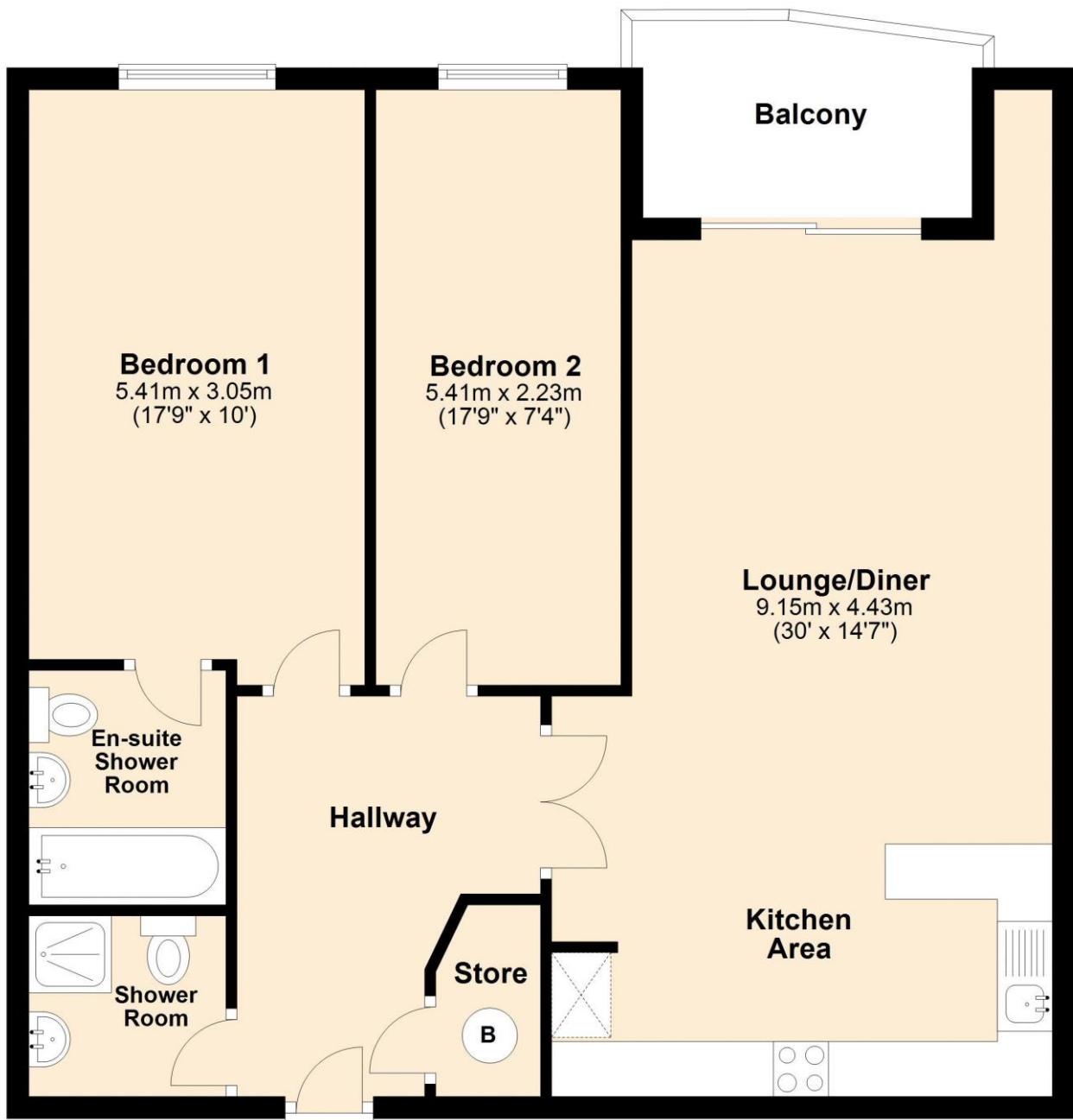
Lease Remaining - 975 Years

Service Charge - £2750 per annum (include water bill)

Ground Rent - £1 per annum (if demanded)

## Fourth Floor

Approx. 80.4 sq. metres (865.2 sq. feet)



Total area: approx. 80.4 sq. metres (865.2 sq. feet)



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