



**SPENCER JAMES**  
RESIDENTIAL

8 Hartlepool Court | London E16 2RL  
T: +44 (0) 20 7474 3636  
E: mail@spencer-james.co.uk  
www.spencer-james.co.uk



**\*\* One Bedroom One Bathroom Apartment \*\***

**\*\* Close To Shops & Transport Links \*\***

**\*\* 24 Hour Concierge \*\***

**\*\* Roof Top Garden \*\***

**\*\* Offered Furnished \*\***

**\*\* Available End July \*\***

**\*\* EPC B \*\***

**\*\* Council Tax B £1,192 \*\***



**Caxton Street North, Canning Town, Monthly Rental Of £1,725**



A well presented fully furnished second floor double bedroom apartment in the popular Galliard development located within walking distance to Canning Town station. The property benefits from 24 hour concierge, communal roof top garden, communal heating system, balcony.

#### **Entrance Hall**

Oak one strip engineered timber flooring, wall mounted radiator, cupboard, door to all bedroom, lounge and bathroom, door cupboard providing extra storage.

#### **Kitchen/Diner**

Range of handleless design eye and base high level gloss units, double glazed window to side, fully integrated SMEG appliances to include: washer/dryer, dishwasher, fridge/freezer, stainless steel oven, ceramic hob with extractor over, microwave oven, stone worktops and up-stands, stainless steel 1½ bowl inset sink with single lever monobloc tap, glass splashback to hob, feature under lighting to wall units, wall mounted radiator, Oak one strip engineered timber flooring, open plan to lounge.

#### **Lounge**

Laminate flooring, double glazed window to side, double glazed balcony door giving access to balcony, wall mounted radiator.

#### **Bedroom**

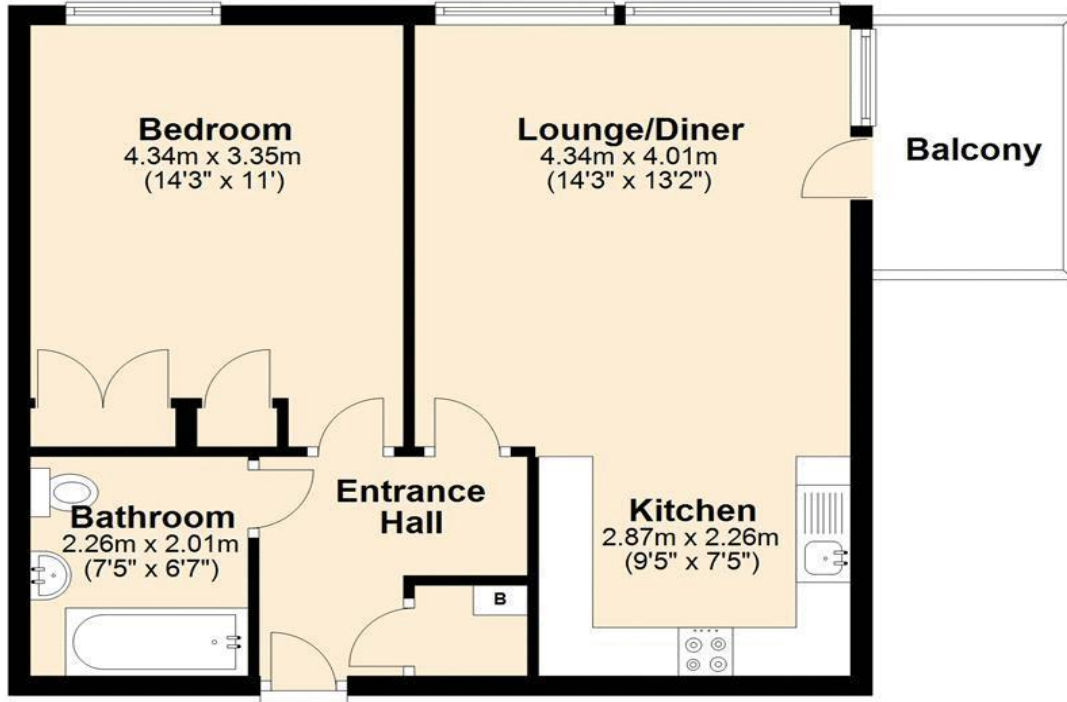
Fitted oatmeal carpets, fully fitted wardrobes, double glazed window to side, wall mounted radiator.

#### **Bathroom**

Three piece suite comprising of bath with mixer tap over, fitted shower head over, shower screen, low level wc, wash hand basin, wall mounted towel rail, mirrored bathroom cabinet, fully tiled floors and walls.

## Second Floor

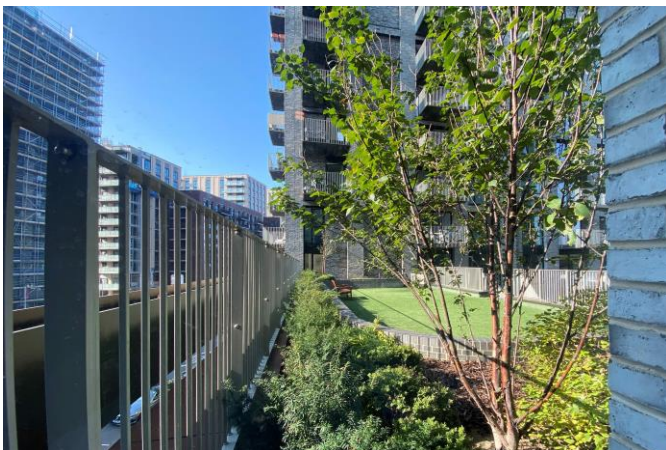
Approx. 50.4 sq. metres (542.7 sq. feet)



Total area: approx. 50.4 sq. metres (542.7 sq. feet)



SPENCER JAMES  
RESIDENTIAL





SPENCER JAMES  
RESIDENTIAL

