



SPENCER JAMES
RESIDENTIAL

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**** One Bedroom Apartment ****

**** Bathroom and Guest WC ****

**** Spacious Lounge/Diner and Kitchen ****

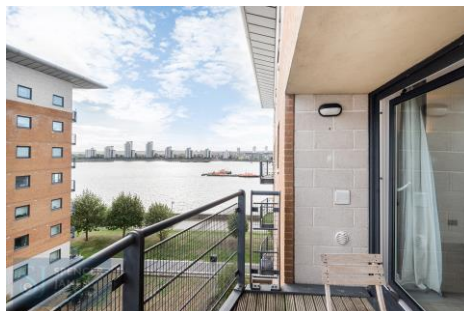
**** Recently Refurbished to High Standard ****

**** Lease Remaining - 174 Years ****

**** Residents Parking ****

**** EPC - C / Council Tax - Band C ****

**** Floor Area: 638 Sq/Ft (59.3 Sq/M) ****



**Lowestoft Mews, Galleons Lock, E16
(Leasehold)**

Offers in Excess of £275,000

Offered for sale is this extensive one bedroom apartment arranged over 635 sq/ft and sold with a long lease with 174 years remaining.

The property has recently been refurbished to a high standard and comprises a large open plan living room and kitchen with a balcony boasting views of the 'River Thames', spacious double bedroom with an en-suite bathroom and further guest wc.

The property is located on a popular riverside development benefitting from 24-hour security, residents parking and well maintained communal grounds.

Galleons Lock is located within walking distance to both Galleons Reach and King George DLR with convenient links to the Elizabeth Line/Crossrail.

Accommodation Comprises:

Hallway

Storage cupboard, further cupboard housing hot water tank, laminate wood effect flooring.

Open Plan Living Area

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

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, extractor and fridge freezer. Space for washing machine. Laminate wood effect flooring.

Bedroom

Double glazed window to rear aspect, electrical ventilation unit with noise cancellation, wall mounted heater, laminate wood effect flooring.

En-Suite Bathroom

Three piece suite comprising a panelled bath with shower screen and attachment, low level wc and pedestal hand wash basin. Tiled flooring and splashbacks.

Guest WC

Low level wc and wash hand basin. Laminate wood effect flooring.

Exterior

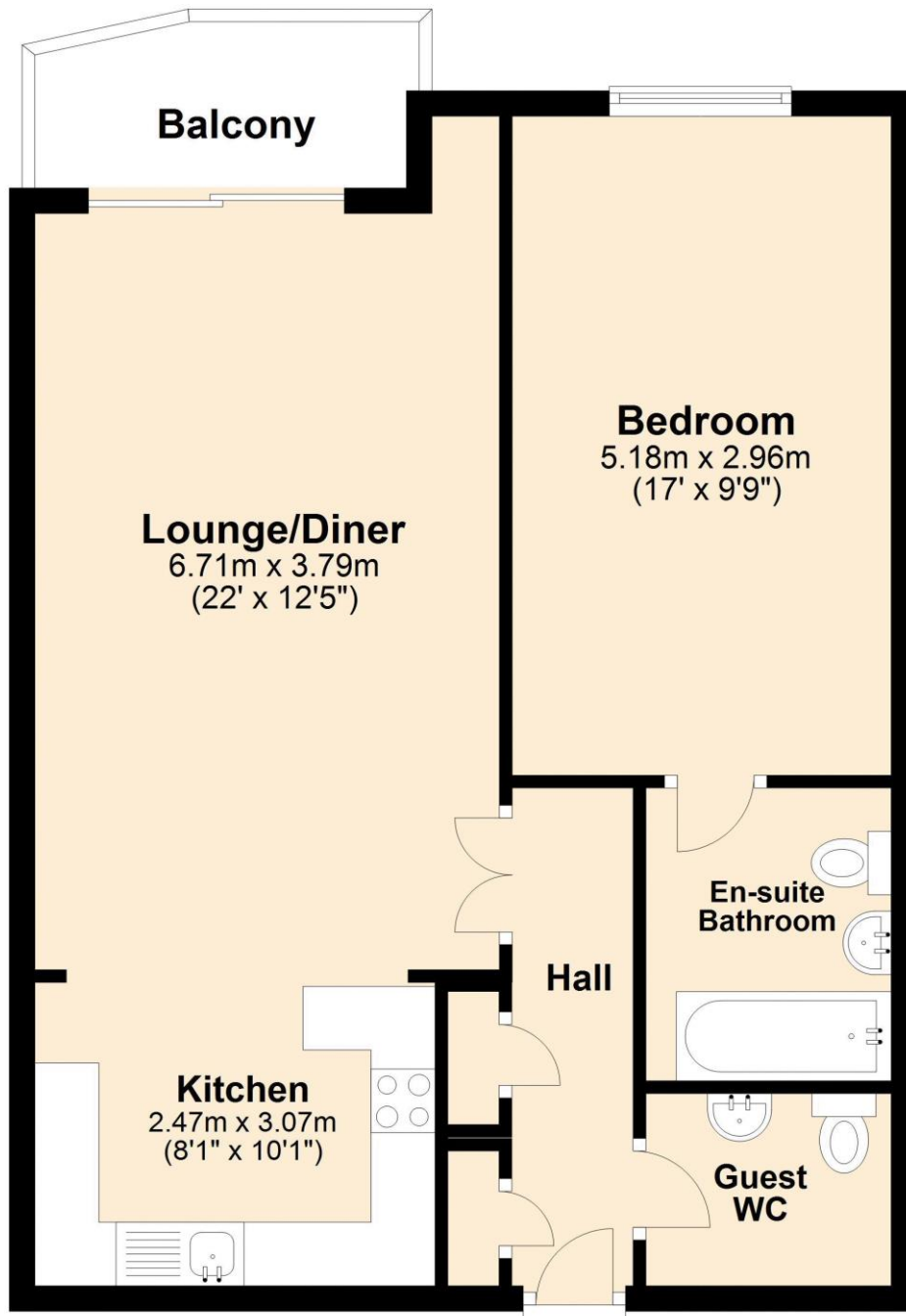
Large balcony with Thames views, 24 hour security/Estate Office, residents parking, well maintained communal grounds.

Additional Details

Service Charge - £2354.57 per annum
Ground Rent - £1 per annum
Service Charge - 174 Years Remaining
Council Tax - Band C
EPC - C

Fourth Floor

Approx. 59.0 sq. metres (635.2 sq. feet)



Total area: approx. 59.0 sq. metres (635.2 sq. feet)



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