

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 Apartment **
- ** Spacious Lounge/Diner and Kitchen **
- ** Lease Remaining 174 Years **
- ** EPC C / Council Tax Band C **

- ** Bathroom and Guest WC **
- ** Recently Refurbished to High Standard **
- ** Residents Parking **
- ** 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.

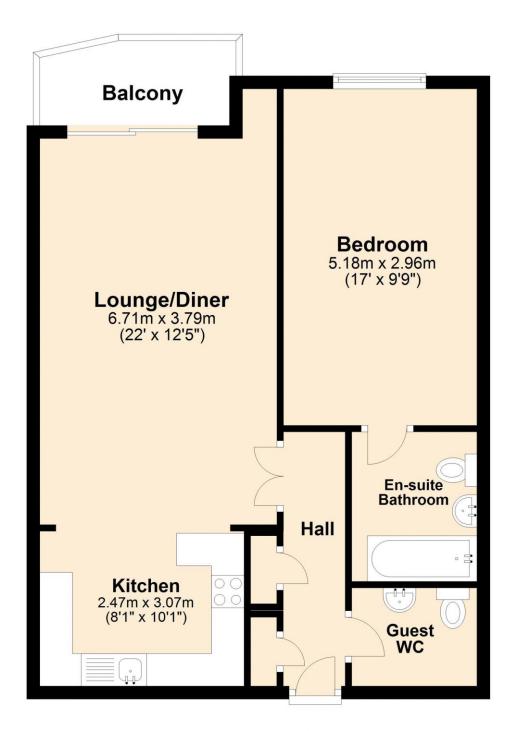
Additional Details

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)











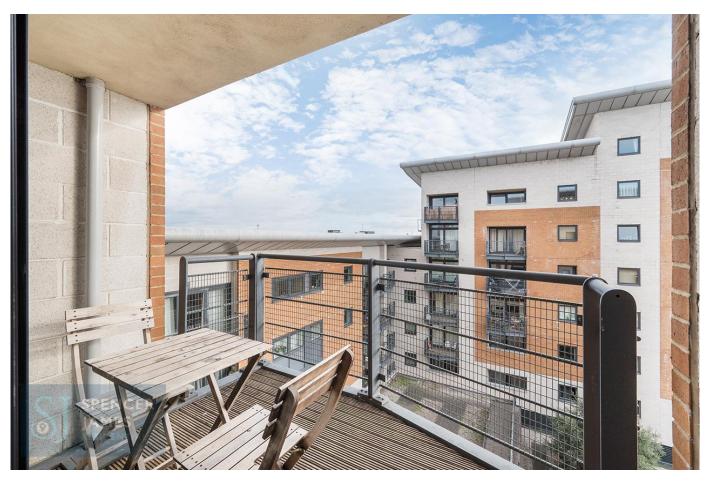












Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.