



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 Double Bedroom ****

**** Balcony with River Views ****

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

**** Lift Access ****

**** Open Plan Living Room and Kitchen ****

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

**** EPC: B / Council Tax Band: C ****

**** Floor Area: 539 Sq/Ft (50.1 Sq/M) ****



Sheerness Mews, Galleons Lock, E16

£275,000 (Leasehold)



This well presented one bedroom second floor apartment is located on the popular Galleons Lock development boasting free residents permit parking, serviced lift and 24-hour security/porter.

Internally the property benefits from a double bedroom, open plan living room and kitchen, three-piece bathroom suite and balcony with stunning river views.

The property is located within convenient walking distance of both 'Gallions Reach' and 'King George V' DLR stations with convenient links to the Elizabeth Line. (EWS1 A1 Rated).

Accommodation Comprises:

Entrance Hallway

Double glazed window to front aspect, wall mounted heater.

Open Plan Living Room and Kitchen 16' 1" x 15' 0" (4.90m x 4.57m)

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 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 10' 10" x 10' 4" (3.30m x 3.15m)

Double glazed window to front aspect, wall mounted heater, laminate wood effect flooring. Spacious storage cupboard.

Bathroom 8' 1" x 5' 1" (2.46m x 1.55m)

Three-piece suite comprising a panelled bath with power shower attachment, low level wc and pedestal hand wash basin. Heated towel rail. Laminate wood effect flooring.

Residents Permit Parking

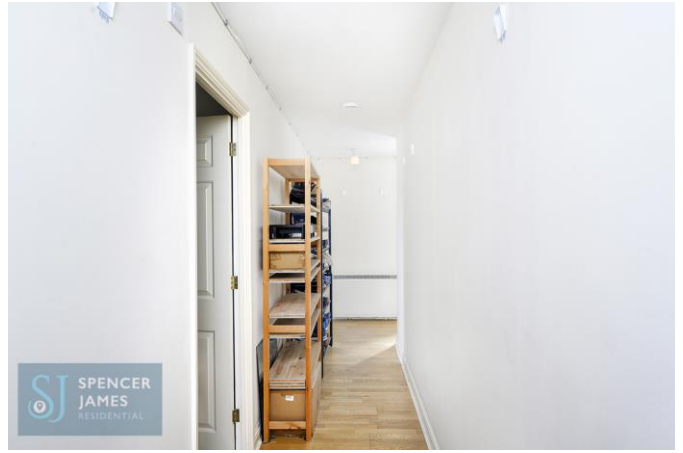


Second Floor

Approx. 50.1 sq. metres (539.0 sq. feet)



Total area: approx. 50.1 sq. metres (539.0 sq. feet)





SPENCER JAMES
RESIDENTIAL

