



**SPENCER JAMES**  
RESIDENTIAL

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**\*\* Studio Apartment \*\***

**\*\* Modern Bathroom \*\***

**\*\* Gated Development \*\***

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

**\*\* Designated Bedroom Area \*\***

**\*\* Ample Storage \*\***

**\*\* Street Permit Parking \*\***

**\*\* Floor Area: 328 Sq/Ft (30.5 Sq/M) \*\***



**The Renovation, Woolwich Manor Way, E16**

**£235,000 (Leasehold)**



Spencer James are pleased to offer for sale this ground floor studio apartment located in a converted period building within a popular gated development close to King George V DLR.

Unlike most studio apartments, the property has a designated bedroom area with its own window which leads through to an open plan living area and fitted kitchen with an abundance of storage along the majority wall. There is a modern three-piece bathroom with a full length bath with a shower screen and attachment.

Further benefits include street permit parking and well-maintained communal grounds.

Located within a stone's throw to Royal Victoria Gardens and within convenient walking distance of King George V DLR with convenient links to the Elizabeth Line.

### **Accommodation Comprises:**

#### **Open Plan Living Room and Kitchen** *16' 4" x 10' 3" into wardrobes (4.97m x 3.12m)*

Double glazed window to rear aspect, wall mounted heater, fitted wardrobes, cupboard housing washing machine and hot water tank.

#### **Kitchen Area:**

Fitted with a range of eye and base level units with work surfaces incorporating a stainless steel sink with pull out rinser tap, integrated cooker hob and extractor. Tiled flooring.

#### **Bedroom Area** *9' 2" x 9' 1" (2.79m x 2.77m)*

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

#### **Bathroom**

Three piece suite comprising a bath with bifolding screen and shower attachment, wc and wall mounted hand wash basin. Tiled floor and splashbacks.

#### **Externally**

Well maintained communal grounds, street permit parking.

#### **Lease Details**

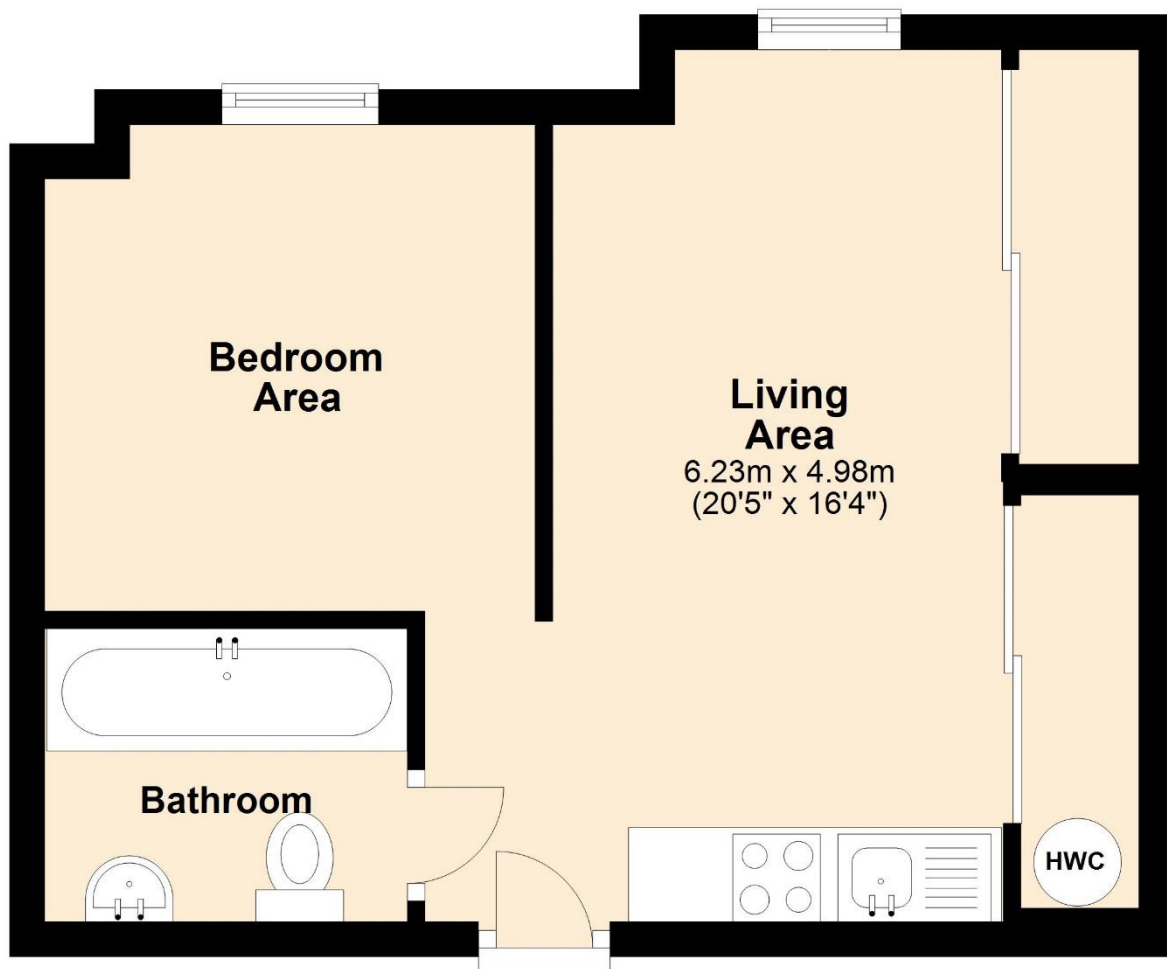
Lease Remaining: 102 Years.

Service Charge - £1360 per annum.

Ground Rent - £378.34 per annum.

## Ground Floor

Approx. 30.5 sq. metres (328.7 sq. feet)



Total area: approx. 30.5 sq. metres (328.7 sq. feet)





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