



**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



**\*\* Two/Three Bedrooms \*\***

**\*\* Refurbished Throughout \*\***

**\*\* Stunning Park and River Views \*\***

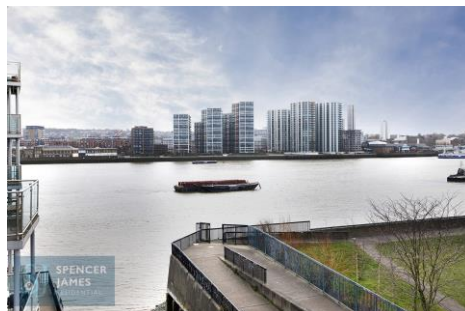
**\*\* EPC: C / Council Tax: E \*\***

**\*\* Two Bathrooms \*\***

**\*\* Riverfront Development \*\***

**\*\* Secure Allocated Undercroft Parking \*\***

**\*\* Floor Area: 828.1 Sq/Ft (76.9 Sq/M) \*\***



**The Reflection, Woolwich Manor Way, E16**

**£375,000 (Leasehold)**



Set in a secluded gated development with breathtaking views over the River Thames and Royal Victoria Gardens lies this tastefully refurbished two/three bedroom, two bathroom apartment.

Located on its own sub-floor the property boasts a bright dual aspect open plan living room with twin French Doors and Juliet Balconies with both park and river views, a modern fully integrated kitchen and breakfast area and a further reception area which could be used as a study or alternatively a third bedroom.

The impressive master bedroom suite features a walk-in wardrobe in addition to a modern but traditional en-suite bathroom. The generously proportioned second bedroom benefits from bespoke fitted wardrobes and is adjacent to a further shower room which like the en-suite, has also been refurbished to a high standard. There is also a spacious entrance hall with a substantial storage cupboard housing a recently replaced hot water tank and washing machine.

The property further benefits from recently replaced UPVC double glazed windows and French Doors in addition to new wall heaters throughout the property and engineered wood flooring to the reception areas.

Externally the property boasts gated allocated undercroft parking, lift access and a small communal courtyard. The sought after development is located within convenient walking distance to King George V DLR which can be reached via a picturesque walk, through Royal Victoria Gardens. The Elizabeth Line is also within easy transfer.

#### **Entrance Hall**

Large storage Cupboard housing hot water tank with plumbing for washing machine, engineered wood flooring.

#### **Open Plan Living Room**

UPVC double glazed French Doors and windows to both side and rear aspect, two wall mounted heaters, engineered wood flooring.

#### **Kitchen Area**

Fitted with a range of eye and base level units with quartz work surfaces incorporating a ceramic Belfast sink, integrated cooker, hob, extractor, fridge/freezer and dishwasher. Breakfast bar area. Vinyl Flooring.

#### **Dining Room/Potential Bedroom Three**

UPVC double glazed window to rear aspect, wall mounted heater, engineered wood flooring.

#### **Bedroom One**

Double glazed window to rear aspect, wall mounted heater, carpeted flooring. Large walk-in wardrobe.

#### **E-Suite Bathroom**

Majority tiled three piece suite comprising a panelled bath with bi-folding screen and shower attachment, traditional low level Carlton toilet and pedestal hand wash basin. Heater towel rail. Tiled flooring.

#### **Bedroom Two**

Double glazed window to front aspect, wall mounted heater, carpeted flooring. Bespoke fitted wardrobes.

#### **Shower Room**

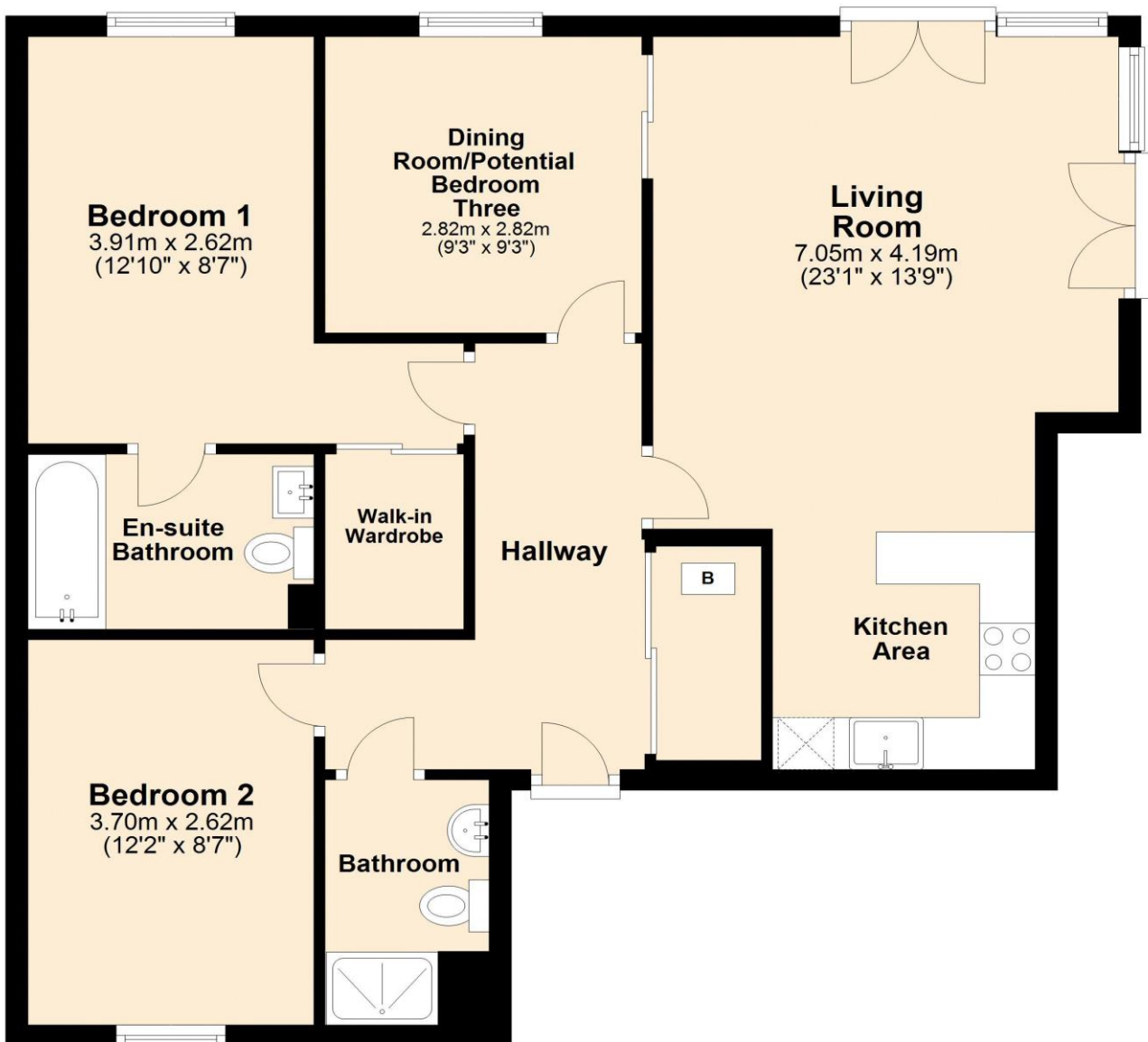
Majority tiled three piece suite comprising a double width shower cubicle, traditional low level Carlton toilet and pedestal hand wash basin. Heater towel rail. Tiled flooring.

#### **Externally**

Allocated gated undercroft parking, lift access, small communal courtyard.

### Third Floor

Approx. 76.9 sq. metres (828.1 sq. feet)



Total area: approx. 76.9 sq. metres (828.1 sq. feet)



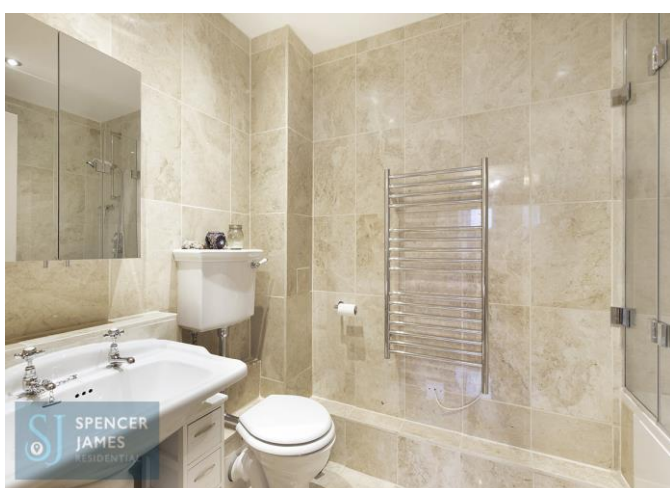


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