



SPENCER JAMES
RESIDENTIAL

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**** Two Bed Two Bath ****

**** Stunning Views ****

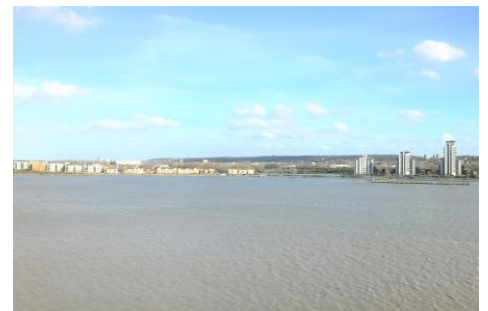
**** Two Balcony ****

**** Underground Parking ****

**** Available January ****

**** EPC Rating C ****

**** Council Tax Band E ****



Sunderland Point, London

Monthly Rental Of £1,750



Available to move into January is this spacious seventh floor two double bedroom two bathroom flat located on the popular Galleons Lock development with a few shops and 24 hours security/porter service. The property benefits from stunning views over the River Thames and Canary Wharf, two balconies, fitted kitchen, underground allocated parking, double glazed throughout.

Entrance Hall

Carpet flooring, wall mounted electric heater, door to all rooms, cupboard housing hot water tank

Kitchen Diner

Oak wooden flooring, wall and base level units, granite work top, double glazed balcony door to front with views toward canary wharf, fitted appliances including electric oven, four ring electric hob with extractor fan over, dishwasher, washing machine, microwave, sink with mixer tap over.

Lounge

Laminate flooring, wall mounted electric heater, double glazed balcony door to rear over looking the river Thames

Bedroom One

Carpet flooring, wall mounted electric heater, double glazed window to front, door to en-suite.

En-Suite

Tiled flooring and walls, wall mounted towel rail, three piece suite comprising of low level wc, wash hand basin with mixer tap over, shower cubicle.

Bedroom Two

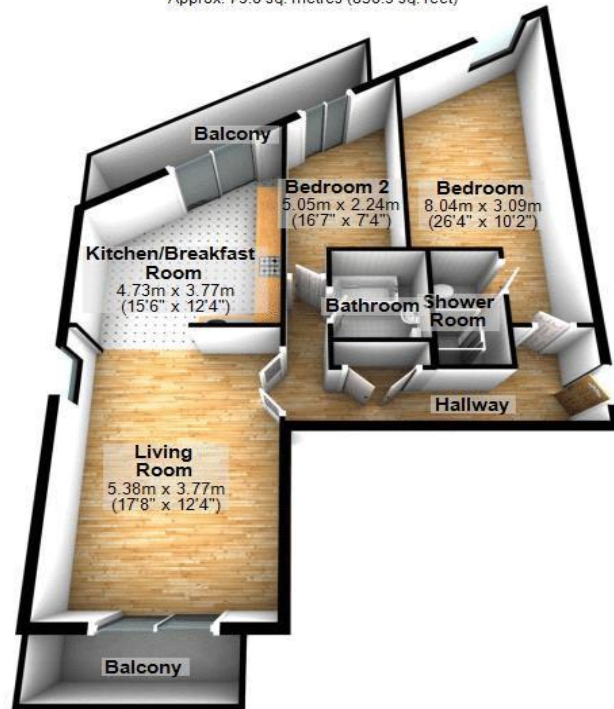
Carpet flooring, wall mounted electric heater, double glazed balcony door to balcony to front.

Bathroom

Fully tiled floor and walls, three piece suite comprising of low level wc, wash hand basin with mixer tap over, bath with mixer tap over with shower head over.

Seventh Floor

Approx. 79.6 sq. metres (856.9 sq. feet)



Total area: approx. 79.6 sq. metres (856.9 sq. feet)



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