



SPENCER JAMES
RESIDENTIAL

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**** Two Double Bedrooms ****

**** Two Bathrooms ****

**** Balcony With River Views ****

**** 973 Year Lease ****

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

**** Secure Underground Parking ****

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

**** Floor Area: 776 Sq/Ft (72.1 Sq/M) ****



Sunderland Point, Galleons Lock, E16

£350,000 Share of Freehold)



A bright dual aspect two double bedroom, two bathroom riverfront apartment boasting secure underground parking and 973 year lease.

Internally the property comprises an open plan living room and kitchen, two well proportioned double bedrooms, a bathroom in addition to an en-suite shower room.

Externally the property benefits from 24-hour security/estate office, secure allocated underground parking with an additional ground level unallocated permit for a second car, two serviced elevators and well-maintained communal grounds.

Located within walking distance to both Galleons Reach and King George V DLR Stations with convenient links to the Elizabeth Line. (EWS1 A1 Certified).

Accommodation Comprises:

Entrance Hall

Carpeted flooring, wall mounted heater, storage cupboard housing hot water tank.

Open Plan Living Area 23' 8" x 19' 5" (7.21m x 5.91m)

Double glazed window to side aspect, double glazed tilt and turn doors to balcony, two wall mounted heaters, engineered wood flooring.

Kitchen Area

Fitted with a range of eye and base level units with granite work surfaces incorporating a sink and mixer tap, integrated fridge/freezer, washing machine and dishwasher, cooker hob and extractor.

Bedroom One 14' 10" x 9' 10" (4.52m x 2.99m)

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

En-Suite Shower Room

Three piece suite comprising a shower cubicle, hand wash basin and wc. Double glazed window to side aspect.

Bedroom Two 13' 0" x 8' 3" (3.96m x 2.51m)

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

Bathroom

Three piece suite comprising a panelled bath with shower screen and attachment, wc and hand wash basin. Heated towel rail. Tiled floor.

Externally

Balcony, two serviced elevators, allocated secure underground parking and parking for second car, 24 hour security/estate office.

Lease Details

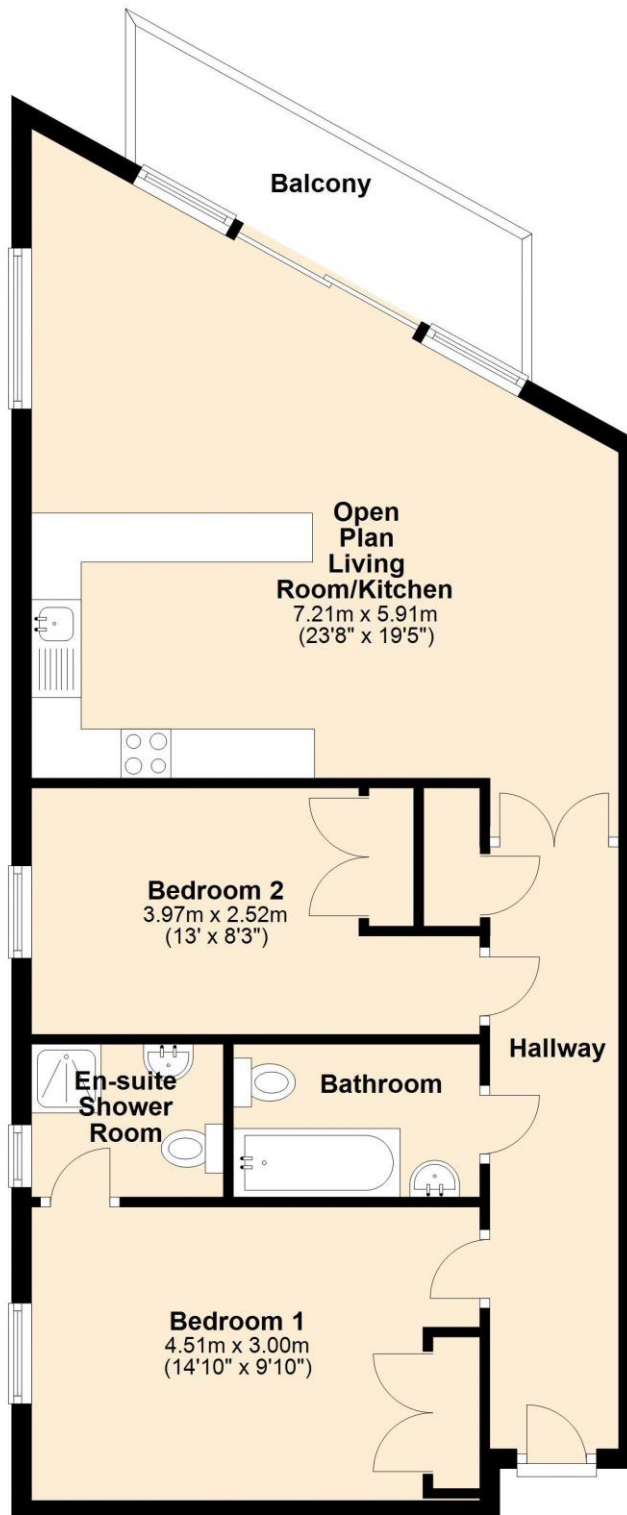
Service Charge - £3302 (includes water bill and building insurance)

Ground Rent - £1 peppercorn (if demanded)

Lease - 973 Years Remaining.

Ground Floor

Approx. 72.1 sq. metres (776.1 sq. feet)



Total area: approx. 72.1 sq. metres (776.1 sq. feet)



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