



SPENCER JAMES
RESIDENTIAL

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**** Two Double Bedrooms ****

**** Two Bathrooms ****

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

**** Secure Underground Parking ****

**** Lease Term - 177 Years Remaining ****

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

**** Serviced Elevator ****

**** Floor Area: 841.4 sq/ft (78.2 sq/m) ****



Fishguard Way, Galleons Lock, E16

£370,000 (Leasehold)



This bright and spacious two-bedroom apartment boasts ample light throughout and measures in excess of 840 sq/ft. Internally the immaculately presented property boasts two large double bedrooms, two bathrooms and an extensive living room and kitchen leading to a balcony with direct river views.

Located in a sought-after development boasting 24 hr security/estate office, allocated secure underground parking with a second unallocated permit, lift, video entry and well-maintained communal grounds. The property further benefits from an extended lease of 177 Years.

Area Guide

The popular development is located within walking distance of both Galleons Reach and King George V DLR Stations with bus links just outside the development. Galleons Reach Shopping Centre is a few minute drive or bus journey away.

The Royal Docks area is subject to extensive regeneration with Royal Albert Docks, Albert Island and various other developments which are expected to bring considerable growth to the area.

Accommodation Comprises:

Hallway

Cupboard housing hot water tank, laminate wood effect floor.

Living Room 32' 6" x 11' 2" (9.90m x 3.40m)

Large reception with laminate flooring, wall mounted electric radiator to side and full length double glazed doors leading to private balcony providing direct views of the River Thames. Open plan to kitchen.

Kitchen Area

A range of eye and base level units and fully integrated electric oven and four ring hob with extractor fan over. Tiled flooring and window to side with views over the development. Open plan to reception.

Bedroom One 18' 6" max x 10' 1" (5.63m x 3.07m)

Spacious master bedroom with laminate flooring, wall mounted electric radiator and double glazed window to side with views over the development.

En-suite Shower Room

Three piece suite comprising of low level WC, wash hand basin with hot and cold taps and shower cubicle. Part-tiled and extractor fan.

Bedroom Two 16' 10" x 8' 11" (5.13m x 2.72m)

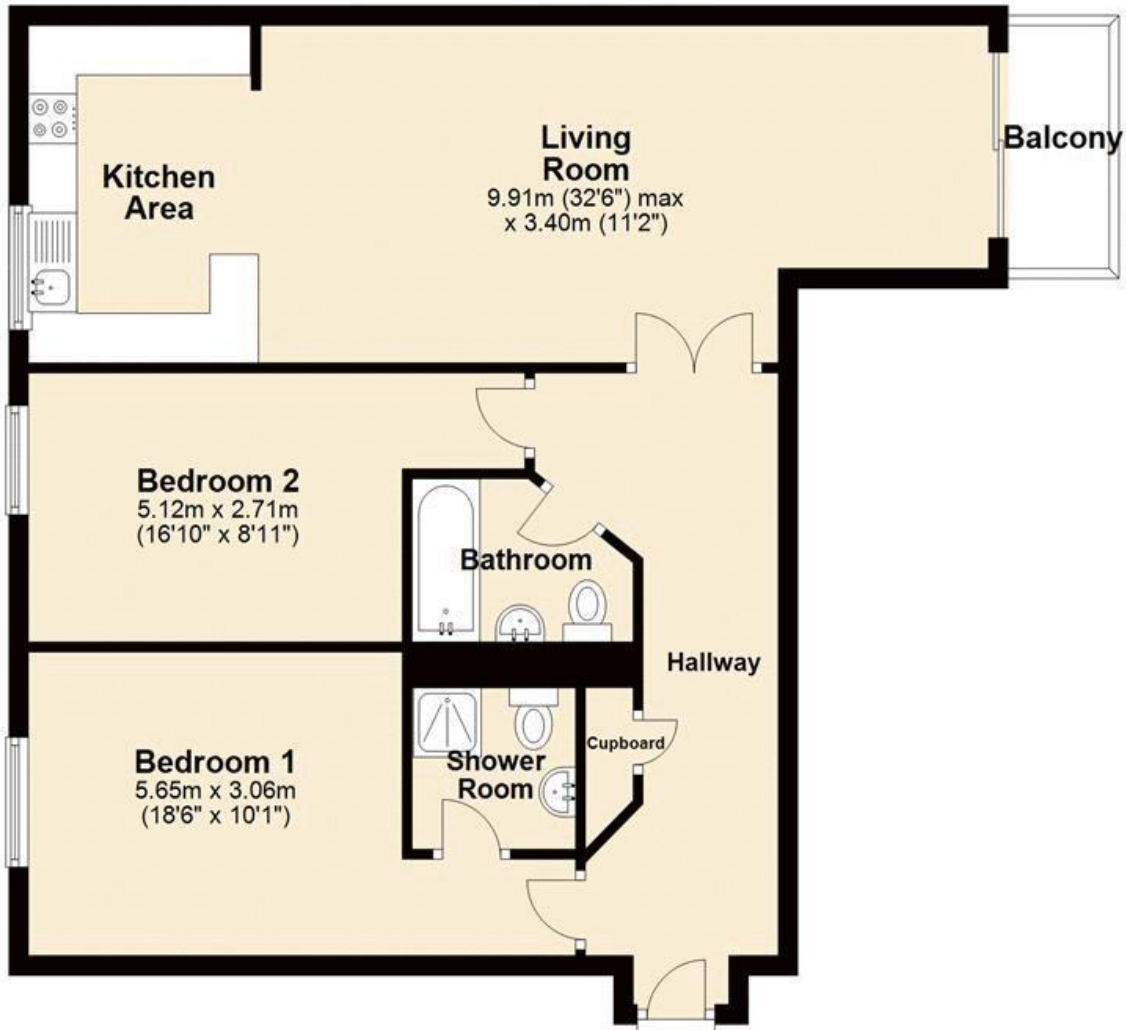
Double bedroom with laminate flooring, wall mounted electric radiator and double glazed window to side.

Bathroom

Three piece suite comprising of low level WC, wash hand basin with mixer tap and panelled bath with mixer tap and shower attachment. Tiled flooring and splash-back, extractor fan and large wall mounted mirror.

Second Floor

Approx. 78.2 sq. metres (841.4 sq. feet)



Total area: approx. 78.2 sq. metres (841.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		81	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		79	80
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