



SPENCER JAMES
RESIDENTIAL

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**** Extensive Two Bedroom Apartment ****

**** Two Bathrooms ****

**** Top Floor ****

**** Substantial Living Room ****

**** Extended Lease - 178 Years ****

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

**** Allocated Secure Underground Parking ****

**** Floor Area: 1044 Sq/Ft (97.1 Sq/M) ****



Inverness Mews, Galleons Lock, E16

Offers in Excess of £400,000 (Leasehold)

(EWS1 A1 Compliant) This substantial apartment is the largest style of two bedroom apartment on this popular complex which boasts 24 security and estate office and allocated secure underground parking.

Internally the property spans over 1044 Sq/Ft and boasts beautiful far reaching river views from the living room, kitchen and both bedrooms. The expansive living room measures 22'8 x 16'5 with a balcony with stunning views.

Further accommodation includes a kitchen area, two large bedrooms with an en-suite to the master and further family bathroom. Externally there is secure underground parking with the option to park a second car for free, lift access, 24 hour estate office/security and extended lease of 178 years. Offered chain free.

Accommodation Comprises:

Entrance Hall 18' 8" MAX x 12' 0" MAX (5.69m x 3.65m)

Telephone entry, laminate wood effect flooring, storage cupboard housing hot water tank.

Lounge/Diner 22' 8" x 16' 5" (6.90m x 5.00m)

Double glazed door offering access onto balcony, wood laminate style flooring, double glazed window to rear, two wall mounted heaters, high ceilings.

Kitchen Area 13' 6" x 7' 2" (4.11m x 2.18m)

Fitted kitchen comprising of base level units with roll top working surface built under oven with inset hob and extractor over, washing machine, dishwasher, fridge freezer, tiled splash backs, double glazed window to front over looking the river thames

Bedroom One 16' 11" x 9' 10" (5.15m x 2.99m)

Double glazed window to front with river Thames views, wall mounted heater, door to en-suite, carpet flooring, wall mounted electric heater.

En-suite

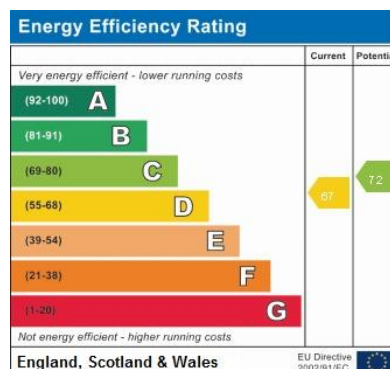
Three piece suite comprising of low level w/c, pedestal wash hand basin, electric shower, part tiled to walls, tiled flooring, extractor fan, shaver point.

Bedroom Two 13' 7" x 9' 3" (4.14m x 2.82m)

Double glazed window to front towards over looking the river Thames, wall mounted electric heater, carpet flooring.

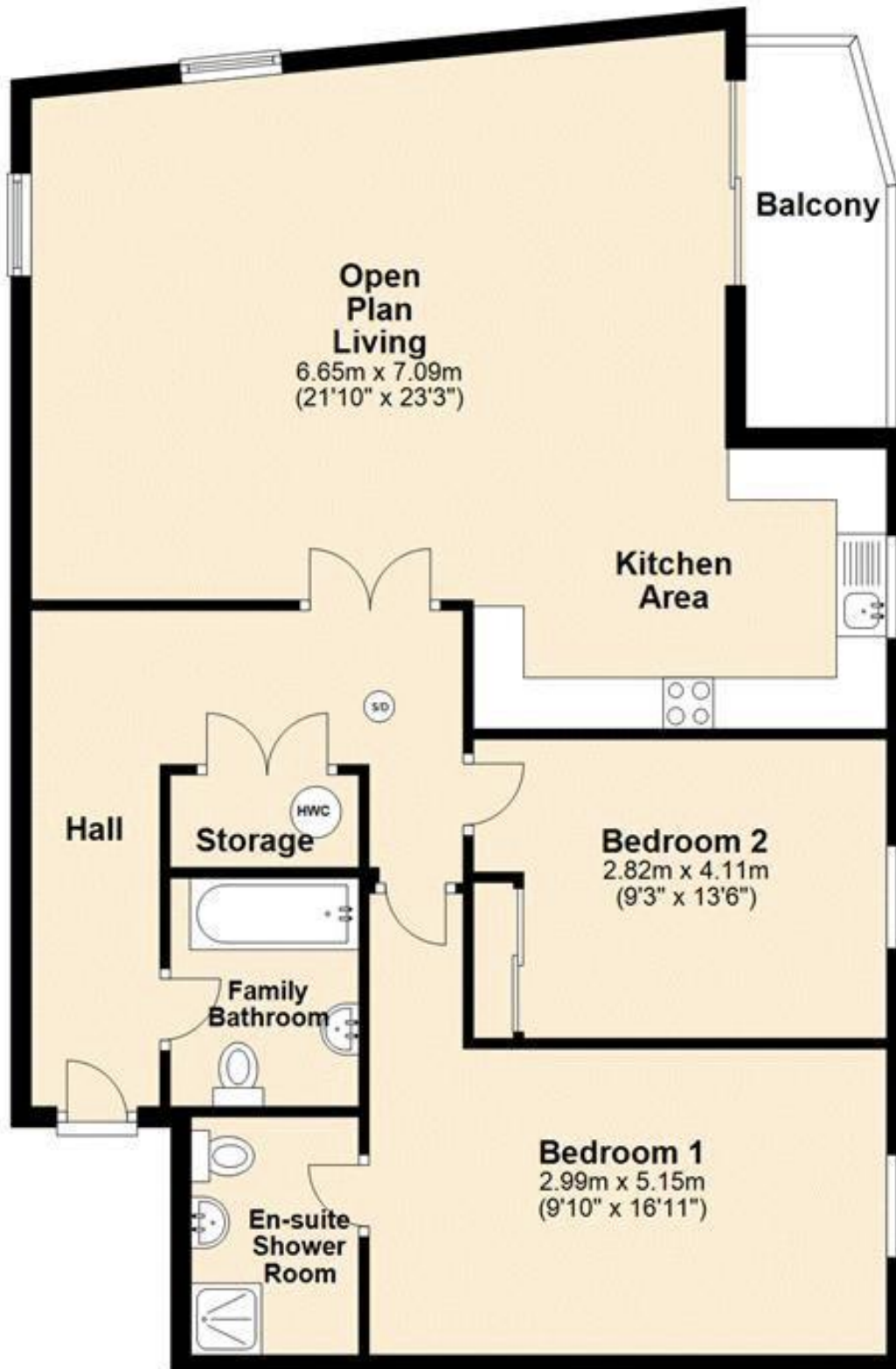
Main Bathroom

Three piece suite comprising of low level w/c, pedestal wash hand basin, paneled bath with mixer tap with shower attachment and shower screen, part tiled walls, tiled flooring, shaver point.



6th Floor

Approx. 97.1 sq. metres (1044.7 sq. feet)



Total area: approx. 97.1 sq. metres (1044.7 sq. feet)



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