



SPENCER JAMES
RESIDENTIAL

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**** Two Bedrooms, Two Bathrooms ****

**** Balcony with River Views ****

**** Extensive Lounge/Diner ****

**** Lift Access ****

**** Secure Underground Parking ****

**** Chain Free ****

**** Walking Distance of King George DLR ****

**** Floor Area: 836.3 Sq/Ft (Sq/M) ****



Woolwich Manor Way, Royal Docks, E16

£370,000 (Leasehold)

(EWS1 Certified) This larger than average and immaculately presented two-bedroom apartment spans over 830 sq/ft and boasts stunning views of the River Thames. Internally the property comprises of an extensive open plan lounge/diner and recently fitted modern kitchen with integrated appliances, two bedrooms with the master benefiting from an en-suite shower room and further bathroom.

The property has the added benefit of a spacious balcony with breathtaking views of both The River Thames and Royal Victoria Gardens and is located in a secure gated development with allocated parking, lift access and situated within convenient walking distance of King George DLR.

Accommodation Comprises:

Entrance Hall

Telephone entry point, engineered wood flooring.

Lounge/Diner 30' 5" x 13' 6" (9.26m x 4.11m)

Double glazed windows and doors to balcony, wall mounted heater, engineered wood flooring.

Kitchen Area

Fitted with a range of Eye and Base level Units with roll top work surfaces incorporating a stainless steel sink and mixer tap, integrated cooker, hob, extractor, dishwasher and fridge freezer. Utility cupboard with plumbing and space for washing machine. Double Glazed window to side aspect. Vinyl Flooring.

Bedroom One 13' 11" x 9' 1" (4.24m x 2.77m)

Double Glazed window to side aspect, wall mounted heater, engineered wood flooring.

En-Suite Shower Room

Three piece suite comprising a shower cubicle, pedestal hand wash basin and push to flush wc. Heated towel rail. Tiled flooring and splash backs.

Bedroom Two 10' 3" x 8' 6" (3.12m x 2.59m)

Double Glazed window to side aspect, wall mounted heater, engineered wood flooring.

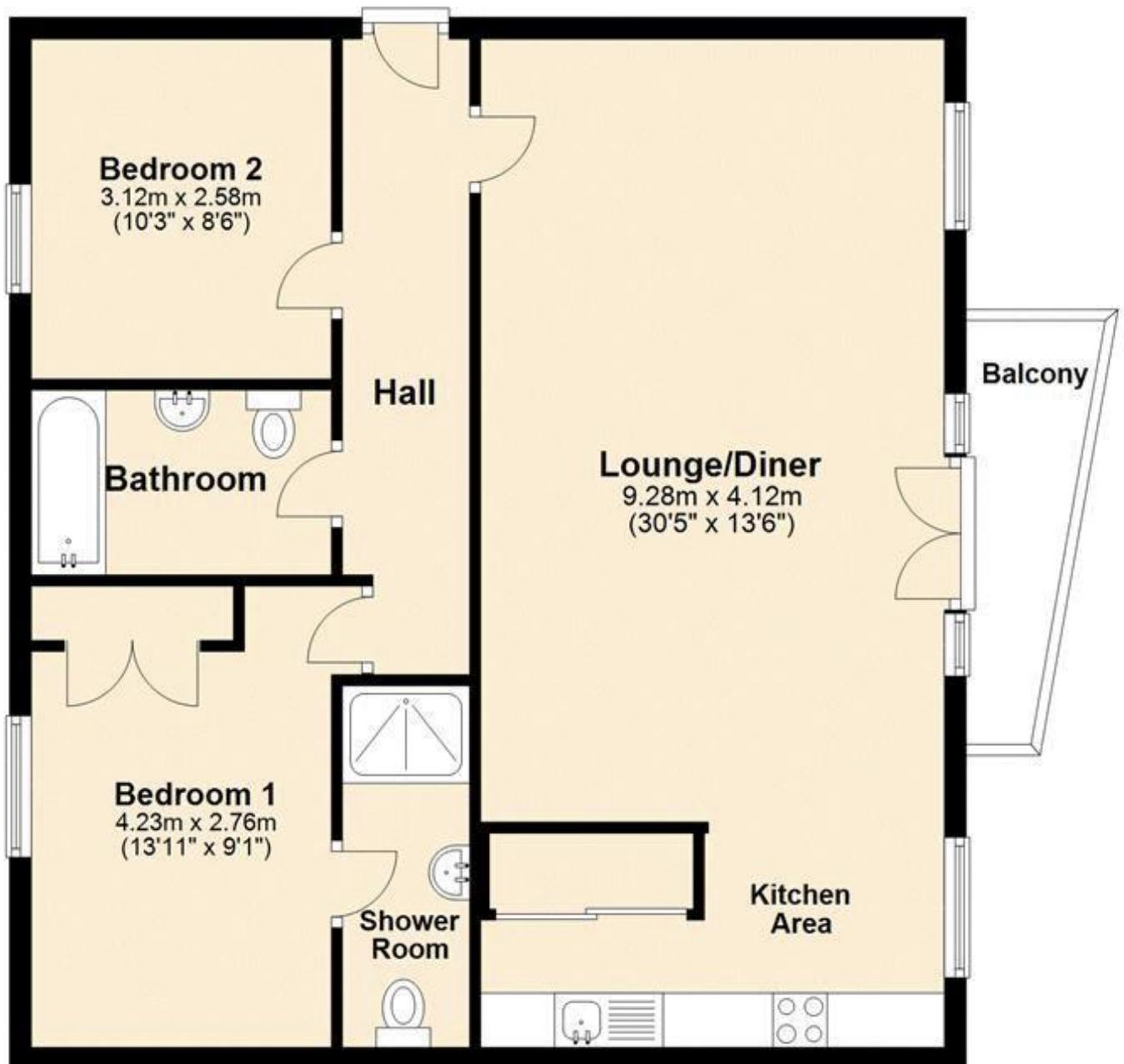
Bathroom

Three piece suite comprising a paneled bath and shower attachment, wall mounted hand wash basin and push to flush wc. Heated towel rail. Tiled flooring and splash backs.

Allocated Gated Parking

Third Floor

Approx. 77.6 sq. metres (835.1 sq. feet)



Total area: approx. 77.6 sq. metres (835.1 sq. feet)



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