



**SPENCER JAMES**  
RESIDENTIAL

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**\*\* Two Double Bedrooms \*\***

**\*\* Stunning Dock Views \*\***

**\*\* Secure Underground Parking \*\***

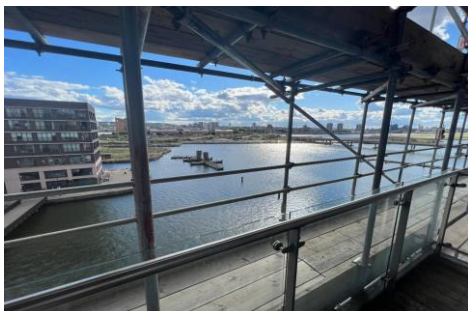
**\*\* EPC E / Council Tax E \*\***

**\*\* Two Bathrooms \*\***

**\*\* Wrap-Around Balcony \*\***

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

**\*\* Floor Area: 758 Sq/Ft (70.4 Sq/M) \*\***



**Albert Basin Way, Gallions Reach, E16**

**£310,000 (Leasehold)**



This spacious two-bedroom apartment boasts stunning dock views and a wrap around balcony and is located in a sought after development benefitting from 24 hour security/estate office, lift access and secure underground parking.

Internally the property comprises of two double bedrooms with a large en-suite shower room to the master, further bathroom, living room and kitchen/breakfast room.

Located within convenient walking distance of amenities and Galleons Reach DLR with easy links to the Elizabeth Line.

### **Accommodation Comprises:**

#### **Entrance Hall**

Cupboard housing hot water tank, further storage cupboard. Laminate wood effect flooring.

#### **Living Room** 11' 6" x 11' 2" (3.50m x 3.40m)

Double glazed patio doors to balcony, double glazed window to side aspect, laminate wood effect flooring.

#### **Kitchen/Diner** 14' 6" Max x 12' 8" Max (4.42m x 3.86m)

Fitted with a range of eye and base level units with roll top work surfaces incorporating a stainless steel sink and mixer tap, integrated fridge freezer, dishwasher, hob, oven and extractor. Double glazed window to rear aspect. Laminate wood effect flooring.

#### **Bedroom One** 14' 9" x 9' 9" plus recess (4.49m x 2.97m)

Double glazed window to side aspect, fitted wardrobes, carpeted flooring.

#### **En-Suite Shower Room** 9' 2" x 5' 8" (2.79m x 1.73m)

Three piece suite comprising a shower cubicle, low level wc and hand wash basin. Heated towel rail, tiled flooring.

#### **Bedroom Two** 11' 2" x 8' 10" (3.40m x 2.69m)

Double glazed window to side aspect, carpeted flooring.

#### **Bathroom** 8' 4" x 6' 11" (2.54m x 2.11m)

Three piece suite comprising a panelled bath and shower attachment, low level wc and hand wash basin. Heated towel rail, tiled flooring.

#### **Balcony**

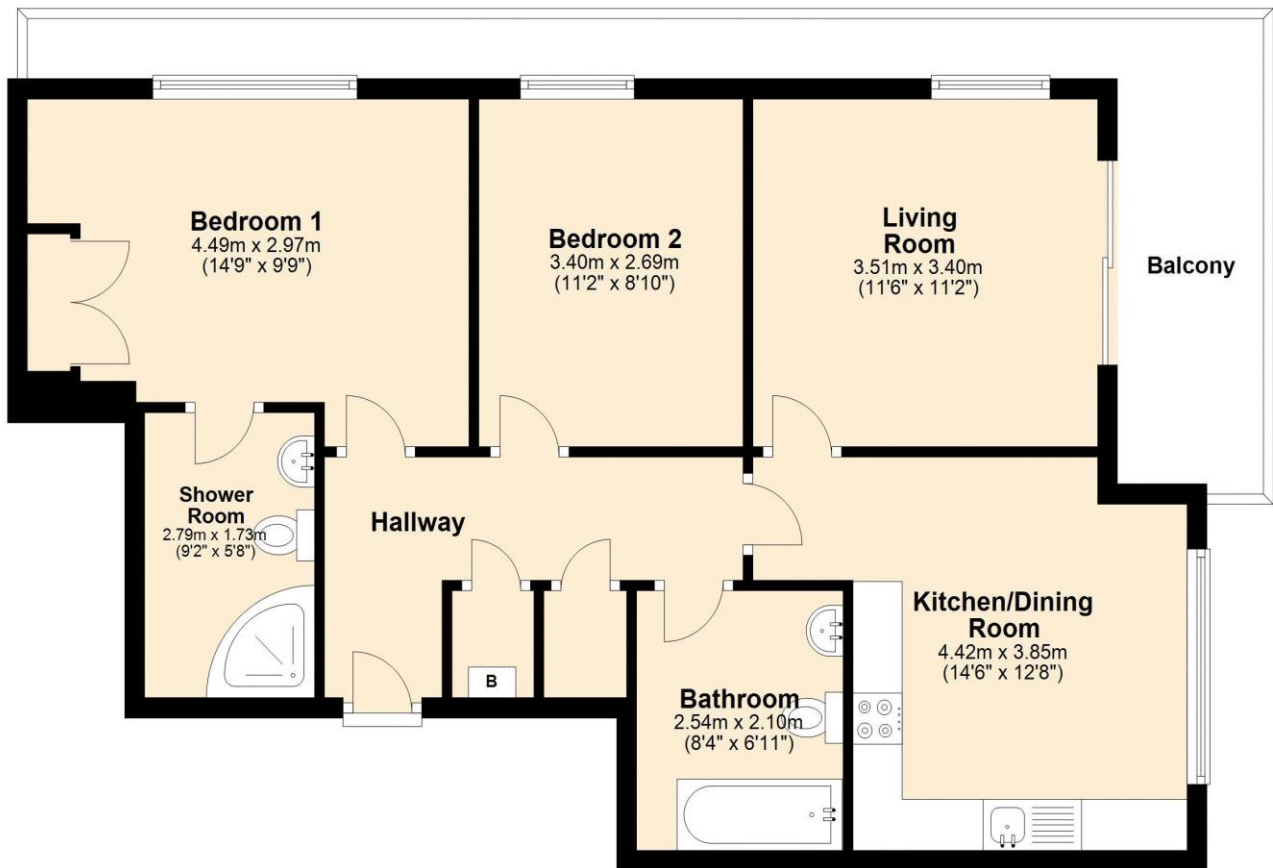
Wrap-around balcony with stunning dock views.

#### **Secure Underground Parking**

Remote entry with lift access from underground car park.

### Fifth Floor

Approx. 70.4 sq. metres (758.1 sq. feet)



Total area: approx. 70.4 sq. metres (758.1 sq. feet)





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