



SPENCER JAMES
RESIDENTIAL

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**** Two Bedrooms ****

**** River Views ****

**** Serviced Elevator ****

**** EPC: B / Council Tax: E ****

**** Two Bathrooms ****

**** Secure Underground Parking ****

**** 974 Year Lease ****

**** Floor Area: 876 Sq/Ft (81.4 Sq/M) ****



Lowestoft Mews, Galleons Lock, E16

£375,000 (Share of Freehold)



This extensive two-bedroom, two bathroom apartment is arranged in excess of 850 sq/ft and boasts a large balcony with breathtaking 'River Thames' views.

Internally the property boasts a substantial open plan living room and kitchen, two double bedrooms with the master benefitting from an en-suite shower room, a further family shower room and spacious hallway which is large enough to be used as a study.

Further benefits include secure underground parking, serviced elevator, 24 hr security/estate office and Share of Freehold and 974 year lease.

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

Accommodation Comprises:

Entrance Hall

Storage cupboard housing hot water tank, wall mounted heater, laminate wood effect flooring.

Open Plan Living Room 25' 4" x 14' 7" (7.72m x 4.44m)

Double glazed tilt and turn doors to balcony, laminate wood effect flooring, wall mounted heater.

Kitchen Area

Fitted with a range of eye and base level units incorporating a stainless-steel sink and mixer tap, integrated oven, hob and extractor. Space for fridge freezer and washing machine. Tiled flooring.

Bedroom One 15' 11" x 10' 2" (4.85m x 3.10m)

Double glazed window to side aspect, wall mounted heater, laminate wood effect flooring.

En-Suite Bathroom

Three piece suite comprising a panelled bath with shower attachment , low level wc and pedestal hand wash basin. Tiled Flooring.

Bedroom Two 17' 9" x 7' 4" (5.41m x 2.23m)

Double glazed window to side aspect, wall mounted heater, laminate wood effect flooring.

Shower Room

Three-piece suite comprising a corner shower cubicle, low level wc and pedestal hand wash basin. Tiled flooring.

Externally

Balcony with river views, secure underground parking, 24-hour security/estate office, well maintained communal grounds.

Lease Details

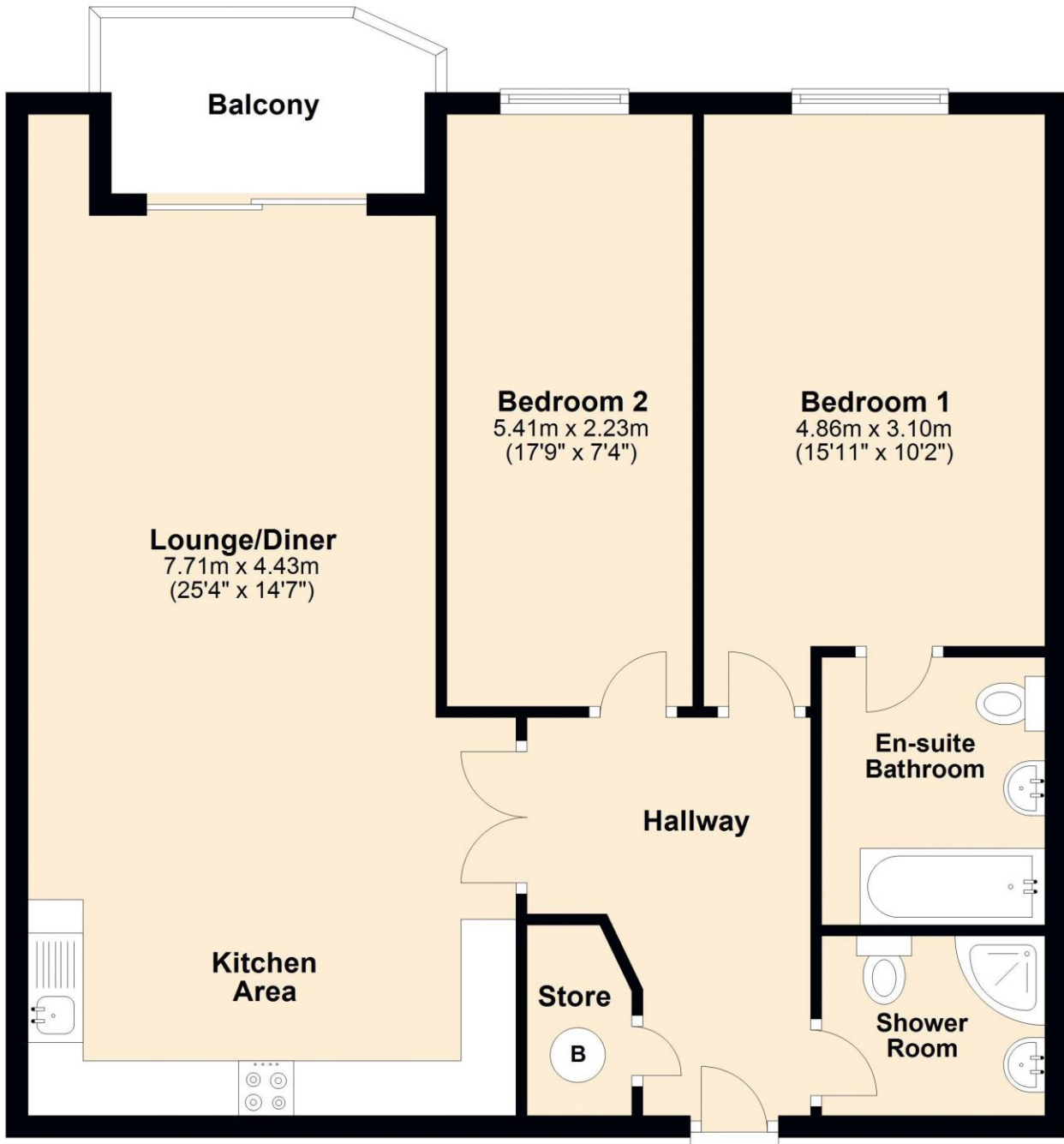
Lease Remaining - 974 Years

Service Charge - £2750 per annum (include water bill)

Ground Rent - £1 per annum (if demanded)

Third Floor

Approx. 81.4 sq. metres (876.6 sq. feet)



Total area: approx. 81.4 sq. metres (876.6 sq. feet)



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