



**SPENCER JAMES**  
RESIDENTIAL

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

**\*\* Open Plan Living Area \*\***

**\*\* Gated Development \*\***

**\*\* Allocated Parking \*\***

**\*\* Walking Distance to DLR \*\***

**\*\* Floor Area: 621 Sq/Ft (57.7 Sq/M) \*\***



**The Renovation, Woolwich Manor Way, E16**

**£289,995 (Leasehold)**

Located in a sought after gated development, this period conversion is situated in a former Victorian pumphouse.

Internally the property boasts two double bedrooms, a spacious open plan living room and kitchen, three-piece bathroom and ample storage throughout.

The property further benefits from an allocated gated parking space and is positioned within walking distance to King George V DLR with convenient links to the Elizabeth Line.

### **Accommodation Comprises:**

#### **Entrance Hall**

Laminate wood effect flooring, telephone entry point, storage cupboard.

#### **Open Plan Living Room 20' 2" x 13' 8" (6.14m x 4.16m)**

Two Double glazed windows to front aspect, two wall mounted heaters, laminate wood effect flooring.

#### **Kitchen Area:**

Fitted with a range of eye and base level units with work surfaces incorporating a stainless steel sink and mixer tap, integrated cooker, hob, extractor, fridge freezer and dishwasher.

#### **Hallway:**

Large storage cupboard

#### **Bedroom 1 11' 4" x 8' 6" (3.45m x 2.59m)**

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

#### **Bedroom 2 11' 1" x 8' 6" (3.38m x 2.59m)**

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

#### **Externally**

Allocated parking space, well maintained communal grounds.

#### **Lease Details**

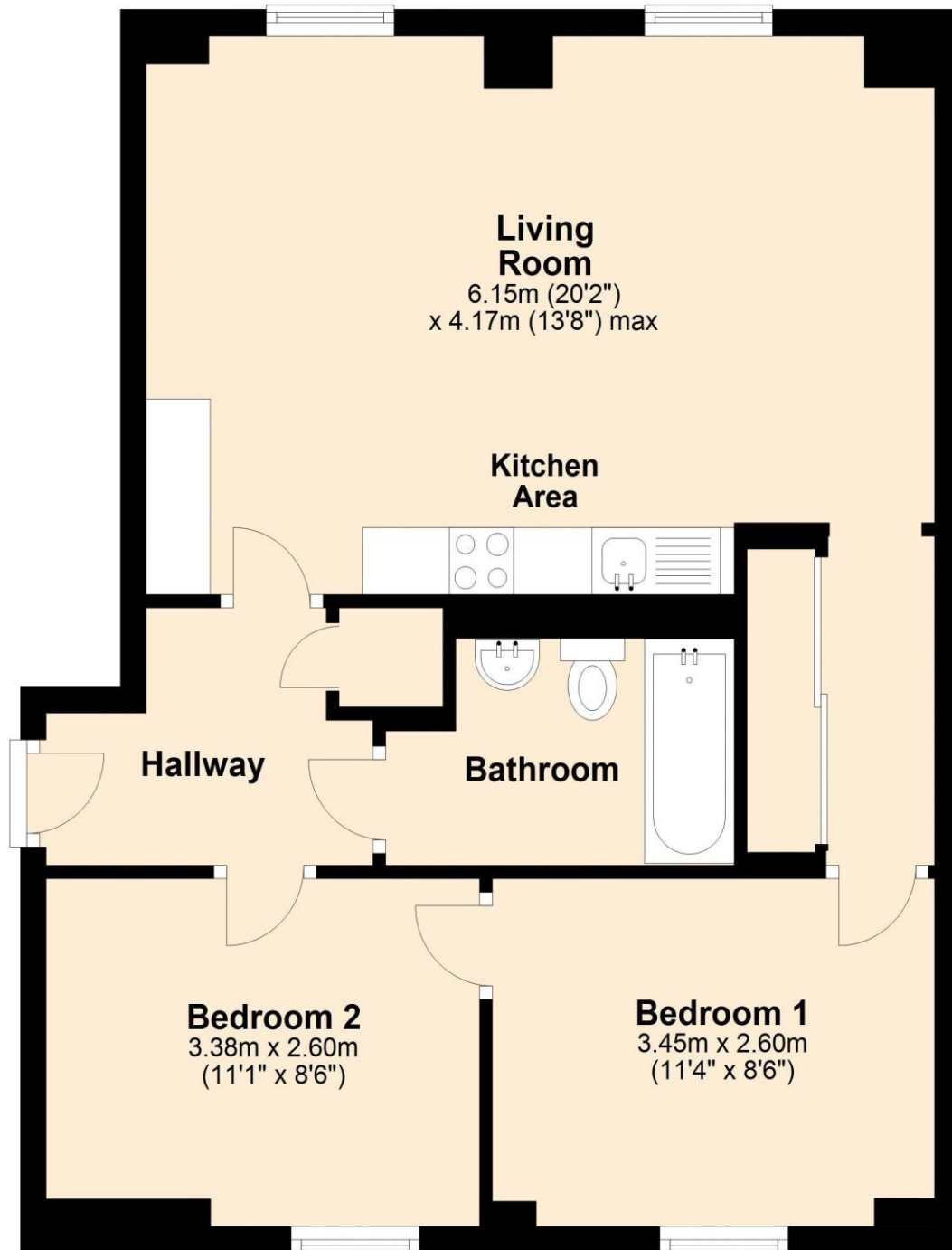
Service Charge - £2470 per annum

Ground Rent - £539 Per annum

Lease Remaining - 102 Years

## Ground Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



Total area: approx. 57.7 sq. metres (621.1 sq. feet)



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