

8 Hartlepool Court | London E16 2RL T: +44 (0) 20 7474 3636 E: mail@spencer-james.co.uk www.spencer-james.co.uk



- ** Two Bedroom Top Floor Apartment **
- ** Two Bathrooms **
- ** Extensive Living Room with High Ceilings ** ** Enclosed Balcony with River Views **
- ** Lift Access **
- ** EPC: C / Council Tax Band: E **







Sheerness Mews, Galleons Lock, E16

£385,000 (Leasehold)

- ** Secure Underground Parking **
- ** Floor Area: 876 Sq/Ft (81.4 Sq/M) **



We are pleased to offer for sale this sixth (top) floor apartment boasting an extensive living room with vaulted ceilings and a secluded balcony offering breathtaking river views.

Internally the property comprises of a spacious entrance hall which is large enough to be used as a sitting area or study. This leads to an impressive open plan living room and fitted kitchen with enclosed balcony, a large master bedroom with en-suite bathroom, a further double bedroom and an additional shower room.

Located on a sought-after waterfront development benefitting from lift access, allocated secure underground parking with the option to park a second car unallocated, 24-hour security/estate office and well maintained communal grounds with various benches overlooking the River Thames.

The development is situated within walking distance of both Galleons Reach and King George V DLR Stations with convenient links to the Elizabeth Line. Sold with an extended lease of 173 years and located in an EWS1 A1 rated development. Sold chain Free.

Accommodation Comprises:

Entrance Hall

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

Open Plan Living Room and Kitchen 25' 5" x 14' 7" (7.74m x 4.44m)

Vaulted ceiling. Double glazed tilt and turn doors to balcony, engineered wood 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. Freestanding 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. Laminate wood effect 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

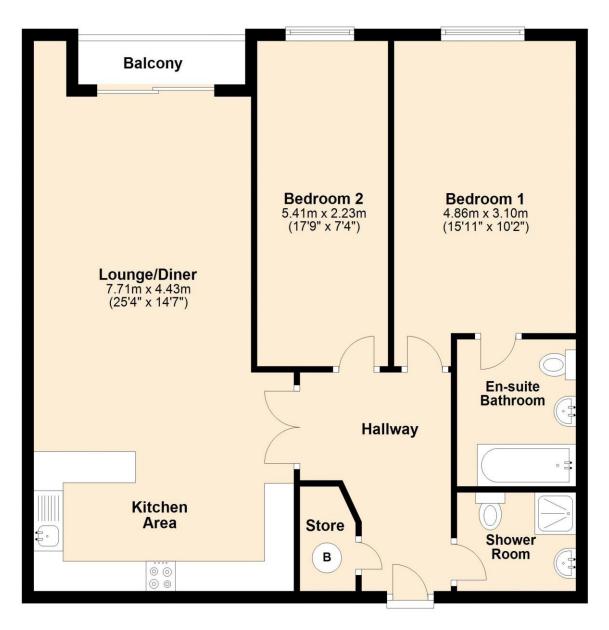
Balcony with river views, secure allocated underground parking, unallocated parking for second car, 24 hour security/estate office.

Lease Details

Service Charge - £3312 per annum (includes water bill) Ground Rent - £1 per annum (if demanded) Lease Remaining - 173 Years



Sixth (Top) Floor Approx. 81.4 sq. metres (876.6 sq. feet)



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















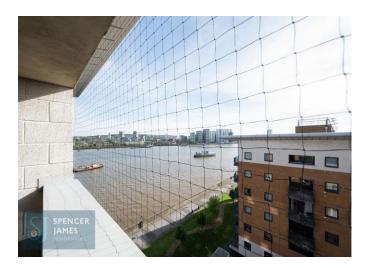














Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.