



**SPENCER JAMES**  
RESIDENTIAL

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**\*\* Two Bedroom Top Floor Apartment \*\***

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

**\*\* Extensive Living Room with High Ceilings \*\***

**\*\* Enclosed Balcony with River Views \*\***

**\*\* Lift Access \*\***

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

**\*\* EPC: C / Council Tax Band: E \*\***

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



**Sheerness Mews, Galleons Lock, E16**

**£385,000 (Leasehold)**



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**

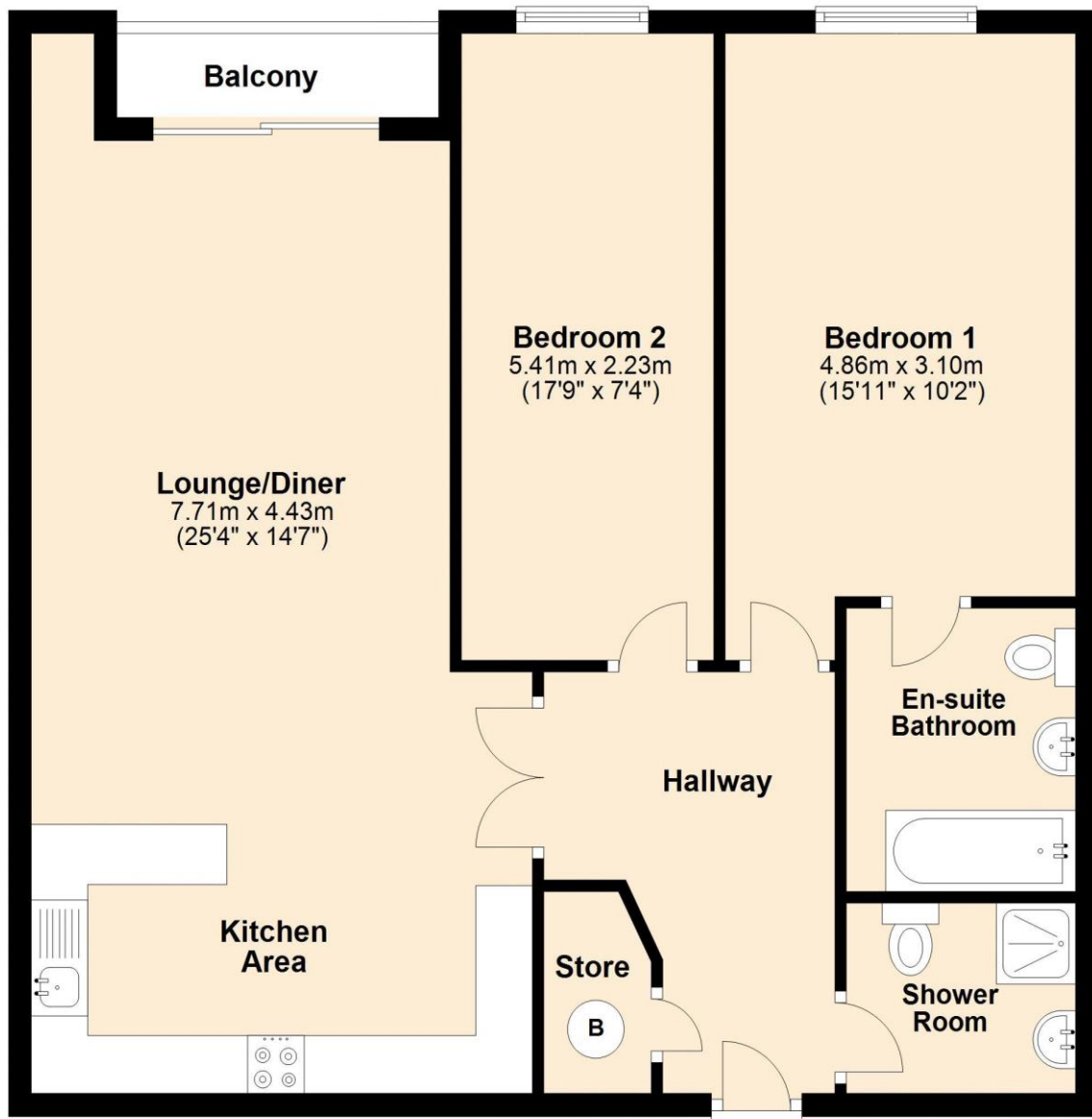
Service Charge - £3312 per annum (includes water bill)

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)



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