



SPENCER JAMES
RESIDENTIAL

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**** Extensive Two Bedroom Apartment ****

**** Two Bathrooms ****

**** Substantial Living Room ****

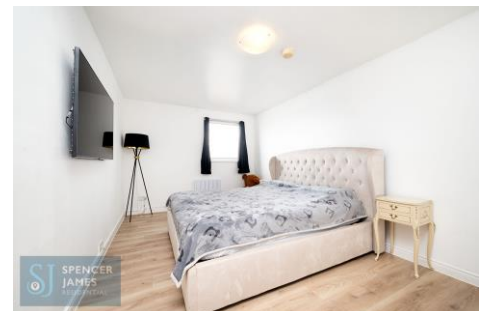
**** Balcony With Direct River Views ****

**** Extended Lease - 173 Years ****

**** Allocated Secure Underground Parking ****

**** EPC: D / Council Tax Band: E ****

**** Floor Area: 1044 Sq/Ft (97.1 Sq/M) ****



Inverness Mews, Galleons Lock, E16

£425,000 (Leasehold)



This substantial apartment is the largest style of two-bedroom apartment on this popular complex which boasts 24 hour security/ estate office and allocated secure underground parking.

Internally the property spans over 1044 Sq/Ft and boasts beautiful far reaching river views from the living room, kitchen and both bedrooms. The expansive living room measures 22'8 x 16'5 with a balcony with direct river views. Further accommodation includes a sizeable kitchen area, two large bedrooms with an en-suite to the master, further family bathroom and large hallway with ample storage.

Externally there is secure underground parking with the option to park a second car for free, lift access, 24-hour estate office/security and extended lease of 173 years.

Located within walking distance to both Galleons Reach and King George V DLR Stations with convenient links to the Elizabeth Line. (EWS1 A1 Compliant)

Accommodation Comprises:

Entrance Hall 18' 8" MAX x 12' 0" MAX (5.69m x 3.65m)

Telephone entry, laminate wood effect flooring, storage cupboard housing hot water tank.

Lounge/Diner 22' 8" x 16' 5" (6.90m x 5.00m)

Double glazed door offering access onto balcony, laminate wood effect flooring, double glazed window to rear, two wall mounted heaters, high ceilings.

Kitchen Area 13' 6" x 7' 2" (4.11m x 2.18m)

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

Bedroom One 16' 11" x 9' 10" (5.15m x 2.99m)

Double glazed window to rear aspect with river Thames views, wall mounted heater, door to en-suite, laminate wood effect flooring, wall mounted heater.

En-suite

Three piece suite comprising of low level w/c, pedestal wash hand basin, electric shower, part tiled to walls, tiled flooring, extractor fan, shaver point.

Bedroom Two 13' 7" x 9' 3" (4.14m x 2.82m)

Double glazed window to rear aspect with river Thames views, wall mounted heater, door to en-suite, laminate wood effect flooring, wall mounted heater.

Main Bathroom

Three piece suite comprising of low level w/c, pedestal wash hand basin, paneled bath with mixer tap with shower attachment and shower screen, part tiled walls, tiled flooring, shaver point.

Externally

Lift access, 24 hour security/estate office, allocated secure underground parking and unallocated parking for second vehicle, well maintained communal grounds.

Lease Details

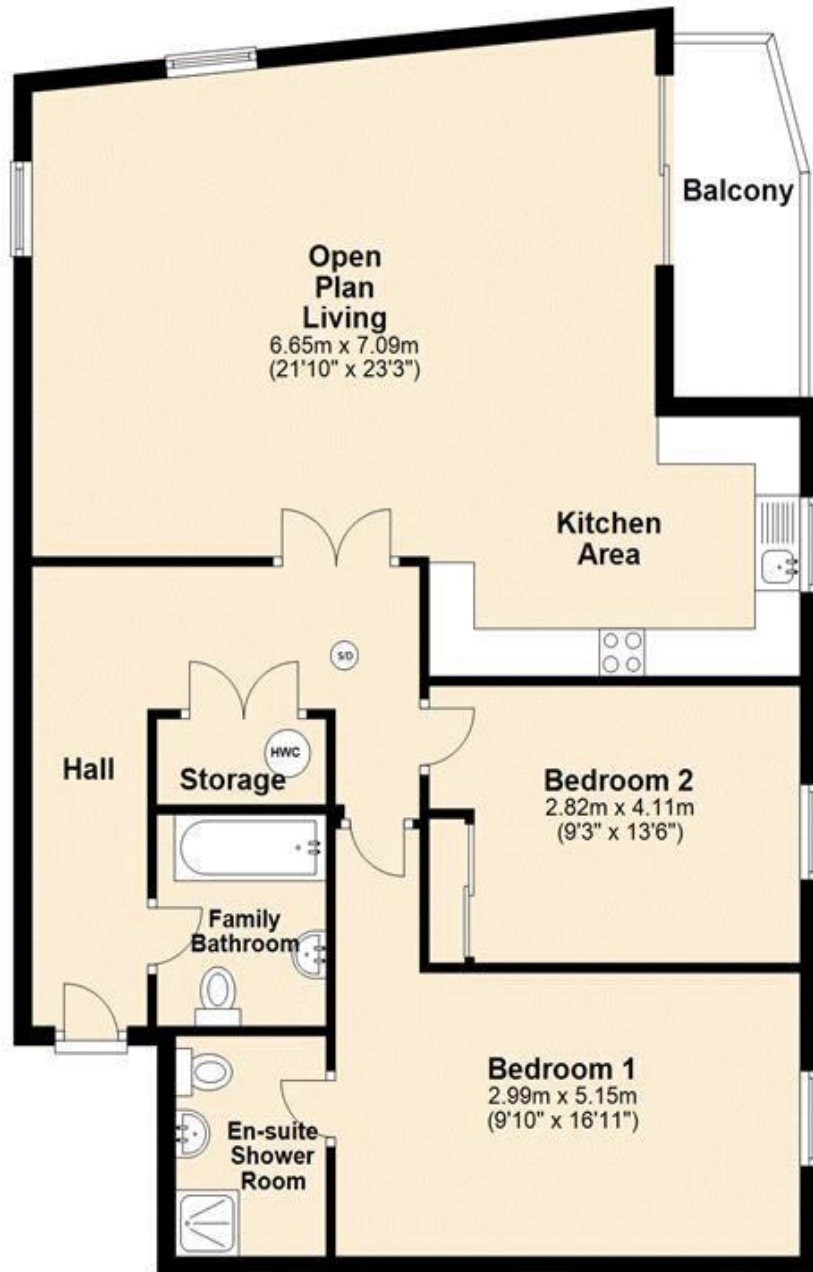
Lease Remaining - 173 Years

Service Charge £3302 per annum (includes water bill)

Ground Rent - £1 per annum (peppercorn if demanded)

6th Floor

Approx. 97.1 sq. metres (1044.7 sq. feet)



Total area: approx. 97.1 sq. metres (1044.7 sq. feet)





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