



**SPENCER JAMES**  
RESIDENTIAL

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

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

**\*\* Dual Aspect Living Room \*\***

**\*\* Refurbished Throughout \*\***

**\*\* Balcony with Direct River Views \*\***

**\*\* Residents Parking \*\***

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

**\*\* Floor Area: 747 Sq/Ft (69.5 Sq/M) \*\***



**Inverness Mews, Galleons Lock, E16**

**£370,000 (Share of Freehold)**



This bright river facing two bedroom, two bathroom apartment has been refurbished to a high standard throughout and is located in a sought after riverside development.

Internally the property boasts two double bedrooms with an en-suite shower room to the master, further family bathroom, a bright dual aspect open plan living room and brand new fitted kitchen and a balcony with direct 'Thames' views and ample storage throughout the apartment.

The popular development benefits from 24 hour security/estate office, residents permit parking and well maintained communal grounds. Located walking distance to both King George V and Gallions Reach DLR stations with convenient links to the Elizabeth Line. The property has the added benefit of being sold with a share of freehold and 973 year lease. (EWS1 A1 Compliant).

#### **Accommodation Comprises:**

##### **Hallway**

Telephone entry point, laminate wood flooring, cupboard housing hot water tank

##### **Open Plan Living Room and Kitchen** 18' 0" x 15' 1" (5.48m x 4.59m)

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

##### **Kitchen Area**

Fitted with a range of eye and base level units with work surfaces incorporating a stainless-steel sink and mixer tap, integrated dishwasher, cooker, hob and extractor. Freestanding washing machine and fridge freezer. Double glazed window to side aspect.

##### **Bedroom One** 15' 9" x 10' 3" (4.80m x 3.12m)

Double glazed window to rear aspect, wall mounted heater, laminate wood effect flooring. Storage cupboard.

##### **En-Suite Shower Room**

Three-piece suite comprising a shower cubicle, low level wc and pedestal hand wash basin. Aqua boarding to shower. Laminate wood effect flooring.

##### **Bedroom Two** 12' 5" x 9' 1" (3.78m x 2.77m)

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

##### **Bathroom**

Three-piece suite comprising a panelled bath and shower attachment, low level wc and pedestal hand wash basin. Aqua Boarding to bath area. Laminate wood effect flooring.

##### **Externally**

24 hour security/estate office, well maintained communal grounds, residents permit parking.

##### **Lease Details**

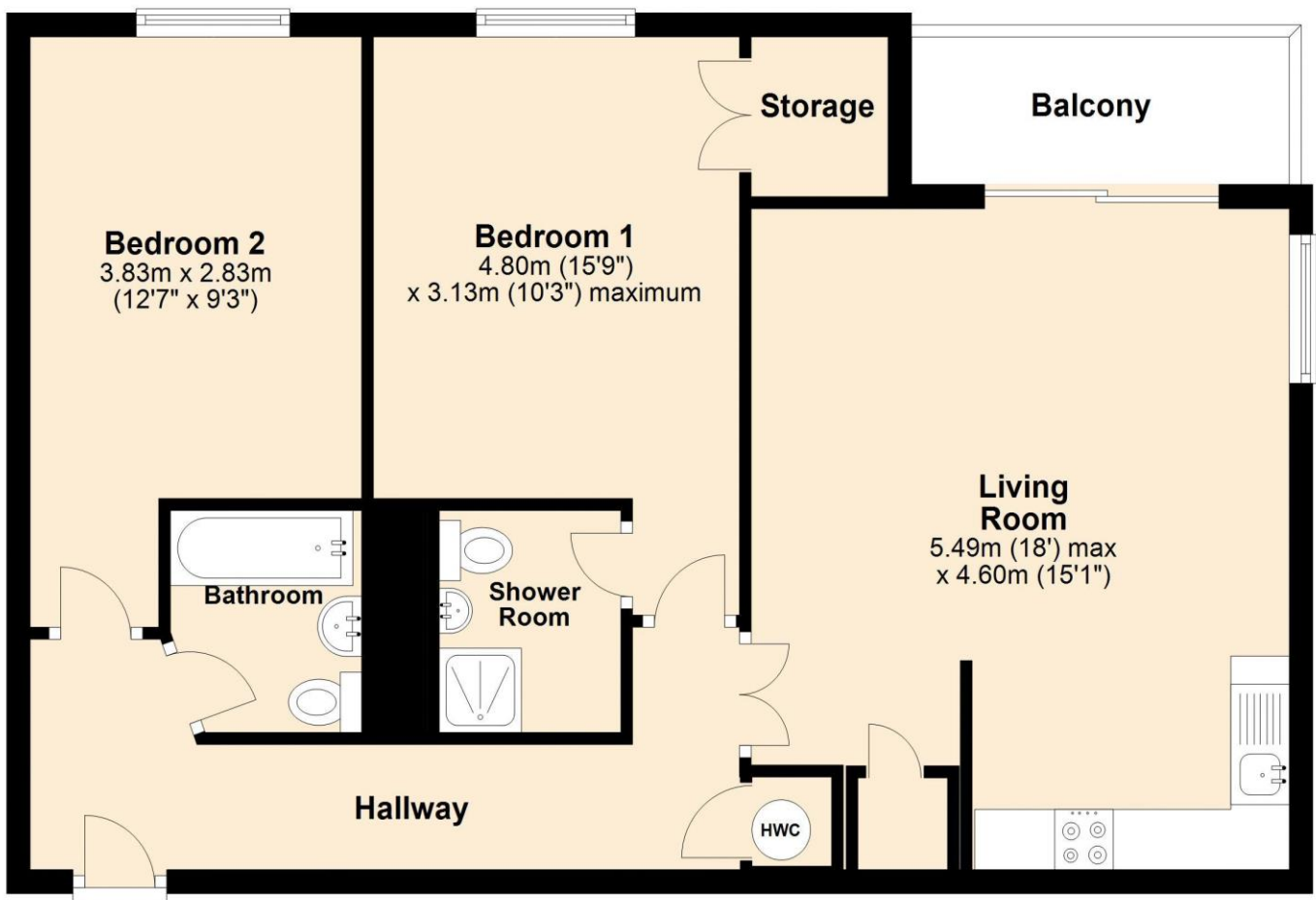
Service Charge - £3302 per annum (includes water bill)

Ground Rent - Peppercorn - £1 if demanded

Lease Remaining - 973 Years

## Raised Ground Floor

Approx. 69.5 sq. metres (747.6 sq. feet)



Total area: approx. 69.5 sq. metres (747.6 sq. feet)



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