



SPENCER JAMES
RESIDENTIAL

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**** One Double Bedroom ****

**** Modern Kitchen and Bathroom ****

**** Spacious Terrace ****

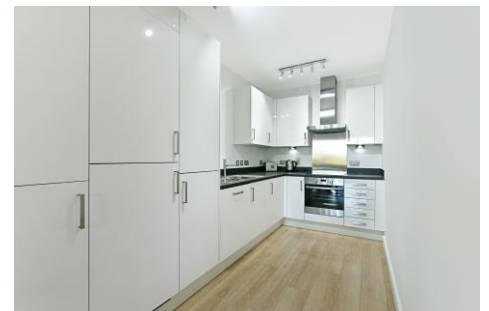
**** EPC: B / Council Tax Band: C ****

**** Spacious Dual Aspect Living Room ****

**** Abundance of Storage ****

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

**** Floor Area: 581 Sq/Ft / 53.9 Sq/M ****



Rathbone Street, Canning Town, E16

£365,000 (Leasehold)



This immaculately presented one bedroom ground floor apartment is located in a popular modern development within walking distance of Canning Town Station.

Internally the apartment spans in excess of 580 sq/ft and comprises a spacious open plan/dual aspect living room and fully integrated kitchen leading to an extensive terrace, large double bedroom, modern three piece bathroom and three storage cupboards to the hallway.

Externally the property boasts well maintained communal grounds with residents playground and lift access. The development is situated within convenient walking distance of Canning Town station with a range of boutiques and eateries on your doorstep in addition to a large supermarket with internal food hall.

Accommodation Comprises:

Hallway

Storage cupboard housing boiler, two further storage cupboards, video entry point, laminate wood effect flooring.

Open Plan Living Room and Kitchen 26' 11" x 12' 10" (8.20m x 3.91m)

Double glazed windows to side and rear aspect, double glazed door to terrace, radiator, laminate wood effect flooring.

Kitchen Area:

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, fridge freezer, and washing machine.

Terrace 24' 7" x 7' 7" (7.49m x 2.31m)

Decked terrace overlooking communal gardens.

Bedroom 13' 5" x 10' 2" (4.09m x 3.10m)

Double glazed window to rear aspect, fitted wardrobes, radiator, laminate wood effect flooring.

Bathroom

Three piece suite comprising a panelled bath with shower screen and attachment push to flush wc and hand wash basin. Heated towel rail. Tiled flooring.

Externally

Video entry, well maintained communal grounds, lift access.

Lease Details

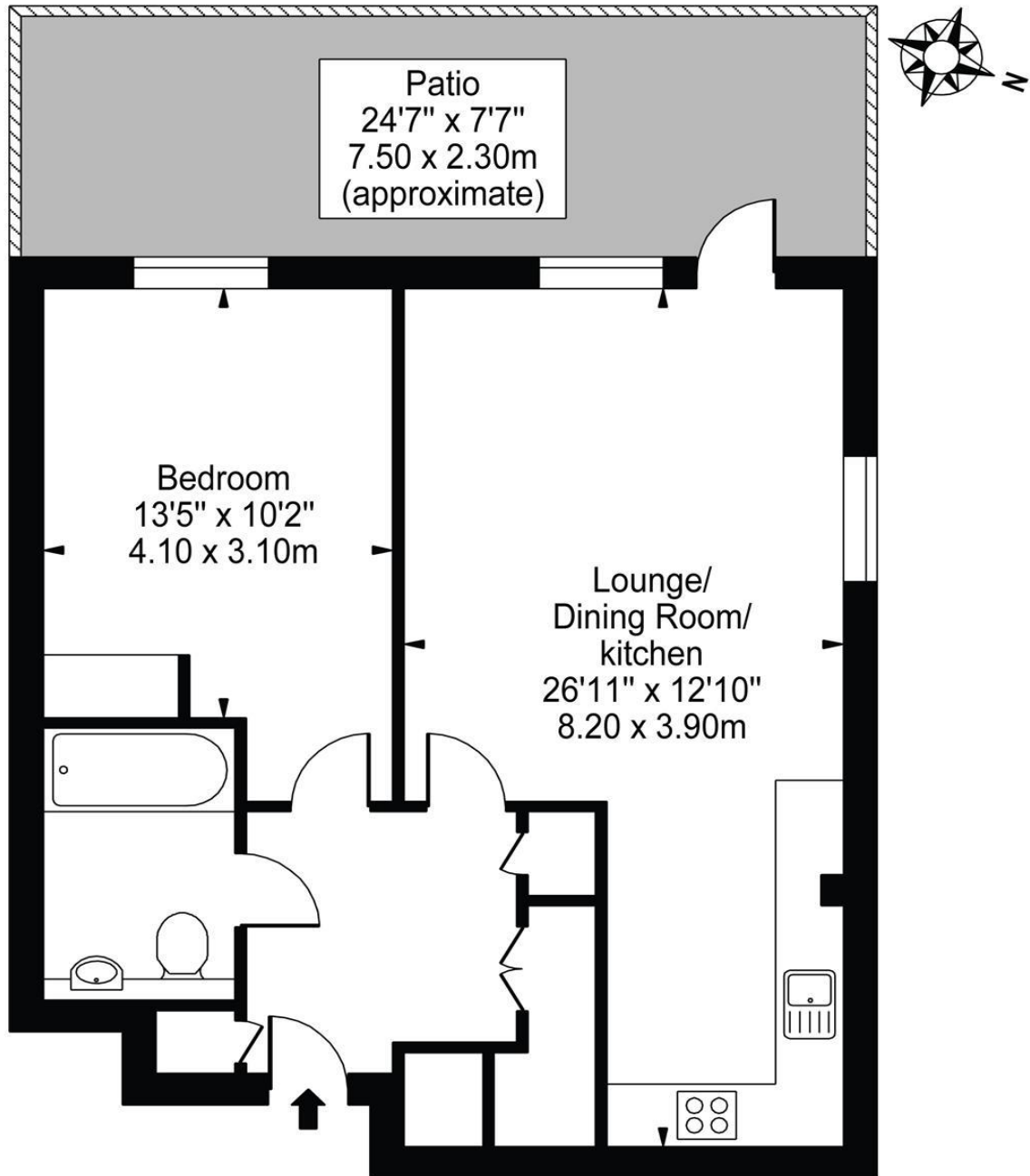
Lease Length Remaining - 238 Years

Service Charge - £2100 per annum

Ground Rent - £200 per annum

Sherrington Court

Approx. Gross Internal Area 581 Sq Ft - 53.98 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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