



SPENCER JAMES
RESIDENTIAL

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



**** Extensive Triplex Apartment ****

**** Two Bedrooms ****

**** Two Allocated Parking Spaces ****

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

**** Two Large Receptions ****

**** Two Bathrooms ****

**** Private Terrace ****

**** Floor Area: 1856 Sq/Ft (172.4 Sq/M) ****



Woolwich Manor Way, Royal Docks, E16

Offers in Excess of £479,995 (Leasehold)

This impressive triplex apartment is arranged over 1850 Sq/Ft and located in a converted period building within a popular gated development.

The private entrance on the raised ground floor leads to an extensive reception area perfect for entertaining with galleried areas overlooking the reception below, in addition to a wc. To the basement there is a further substantial reception and open plan kitchen in addition to a shower room.

The first floor comprises two double bedrooms with skylight windows providing ample natural light in addition to a four-piece bathroom and large hallway.

Externally the property boasts a private terrace in addition to two allocated off street parking spaces and well-maintained communal grounds.

Sold with no onward chain this unique property needs to be viewed to appreciate the size of accommodation on offer.

Located within walking distance of King George V DLR with convenient links to the Elizabeth Line.

Accommodation Comprises:

Ground Floor:

Ground Floor Reception 25' 1" x 20' 11" (7.64m x 6.37m)

WC

First Floor:

Landing

Bedroom One 16' 1" x 12' 5" (4.90m x 3.78m)

Bedroom Two 13' 0" x 12' 7" (3.96m x 3.83m)

Bathroom

Basement:

Open Plan Reception and Kitchen 25' 1" x 20' 10" (7.64m x 6.35m)

Shower Room

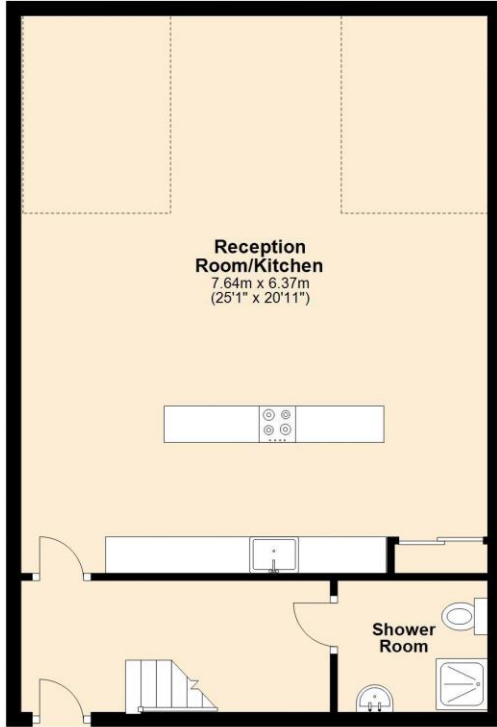
Externally

Private Terrace

Off Street Parking

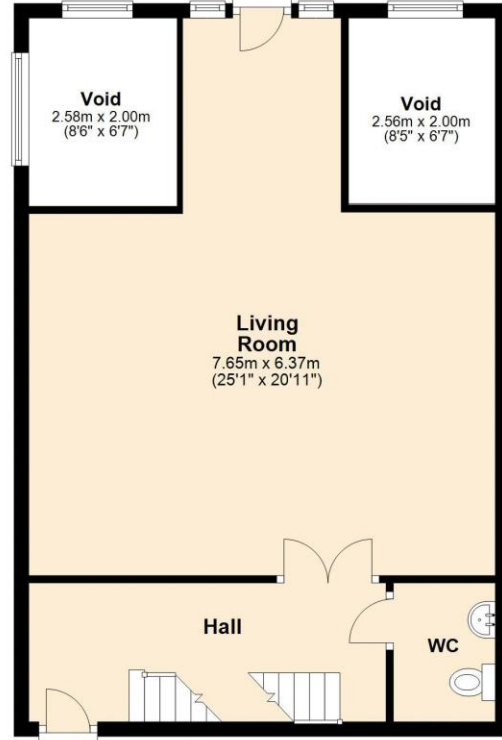
Basement

Approx. 60.8 sq. metres (654.4 sq. feet)



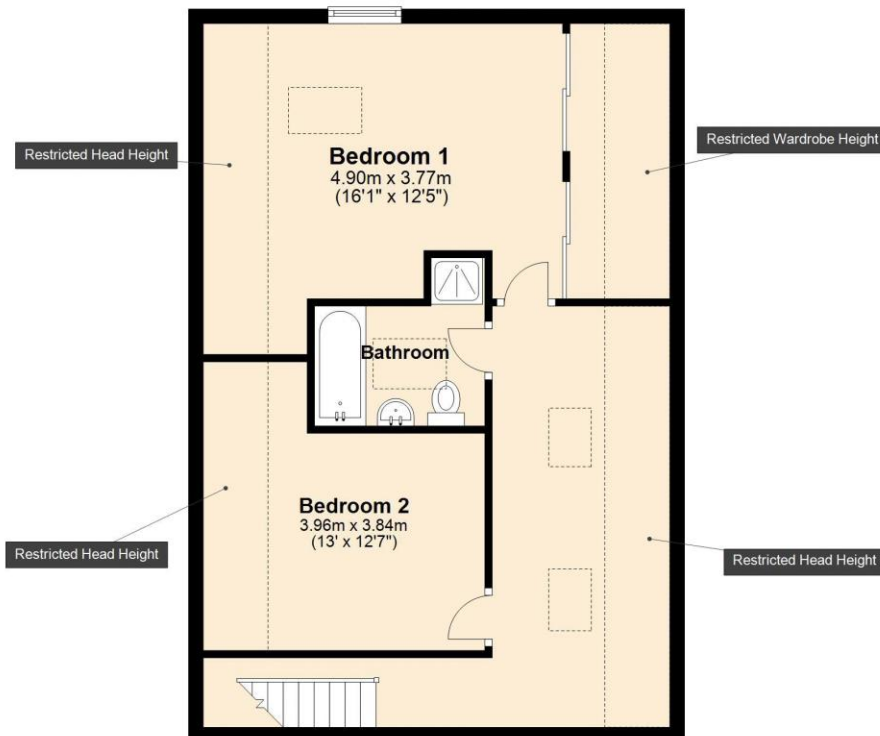
Ground Floor

Approx. 50.2 sq. metres (540.4 sq. feet)



First Floor

Approx. 61.4 sq. metres (661.3 sq. feet)



Total area: approx. 172.4 sq. metres (1856.1 sq. feet)



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