



**SPENCER JAMES**  
RESIDENTIAL

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

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

**\*\* Extensive Living Room \*\***

**\*\* Modern Kitchen/Diner \*\***

**\*\* Private Balcony and Patio \*\***

**\*\* Concierge and Residents Gym \*\***

**\*\* Walking Distance to DLR and ExCel \*\***

**\*\* Floor Area: 995 Sq/Ft (92.5 Sq/M) \*\***



**Alaska Apartments, Western Gateway, E16**

**Offers in Excess of £500,000 (Leasehold)**



Located in a sought after development boasting a range of facilities including residents gym and concierge lies this extensive two bedroom two bathroom apartment.

Internally the property comprises an extensive living room, separate integrated kitchen and diner, two large double bedrooms with an en suite shower room to the master, in addition to a further bathroom suite.

The property further benefits from a large balcony to the living room and additional private patio which can be accessed from the master bedroom in addition to ample storage and gas central heating.

Situated within a stones throw of Royal Victoria DLR and the ExCel exhibition centre with a variety of eateries on your doorstep. The Elizabeth Line and Canary Wharf are also within easy reach via DLR.

### **Accommodation Comprises:**

#### **Hallway**

Video entry point, cupboard housing boiler, carpeted flooring.

#### **Living Room**

Double glazed windows and tilt and turn door to balcony, radiator, carpeted flooring.

#### **Kitchen/Diner**

Fitted with a range of eye and base level units with roll top work surfaces incorporating a stainless steel sink and mixer tap, integrated dishwasher, cooker, hob and extractor, microwave and washing machine. Combination of tiled and carpeted flooring. Radiator. Double glazed windows to side aspect.

#### **Bedroom One**

Double glazed tilt and turn doors to patio, double glazed window to side aspect, radiator, carpeted flooring.

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

Three piece suite comprising a vanity unit with push flush wc and hand was basin and shower cubicle. Tiled flooring. Heated towel rail.

#### **Bedroom Two**

Double window to rear aspect, radiator, carpeted flooring.

#### **Bathroom**

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

#### **Externally**

Private balcony to front aspect and private patio to rear aspect, 24 hour concierge, residents gymnasium.

#### **Lease Details**

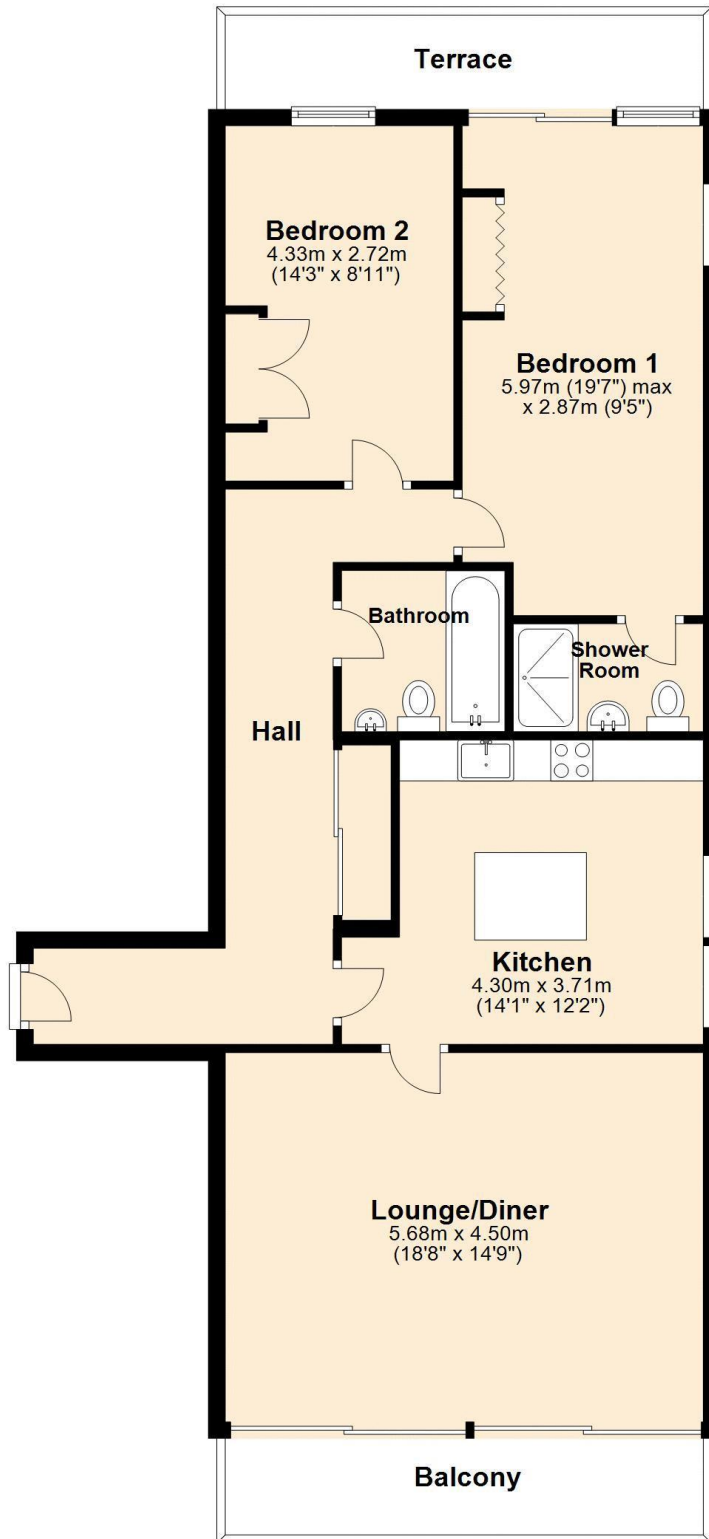
Lease Remaining - 136 Years

Service Charge - £5412 per annum

Ground Rent - £250 per annum

### First Floor

Approx. 92.5 sq. metres (995.7 sq. feet)



Total area: approx. 92.5 sq. metres (995.7 sq. feet)



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