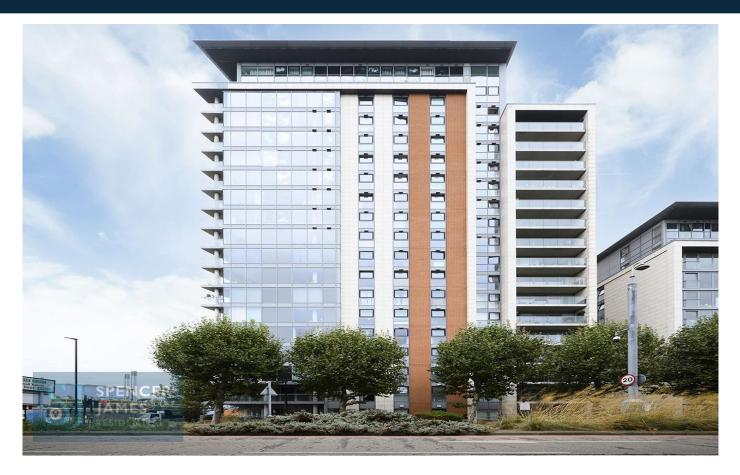


8 Hartlepool Court | London E16 2RL T: +44 (0) 20 7474 3636 E: mail@spencer-james.co.uk www.spencer-james.co.uk



- ** Two Double Bedrooms **
- ** Extensive Living Room **
- ** Private Balcony and Patio **
- ** Walking Distance to DLR and ExCel **
- ** Two Bathrooms **
- ** Modern Kitchen/Diner **
- ** Concierge and Residents Gym **
- ** Floor Area: 995 Sq/Ft (92.5 Sq/M) **





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.

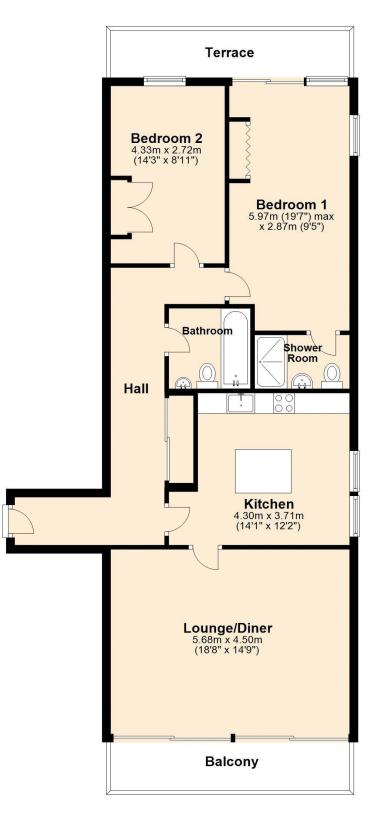
Externally

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)







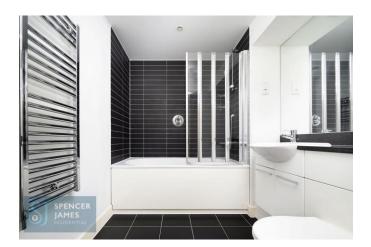






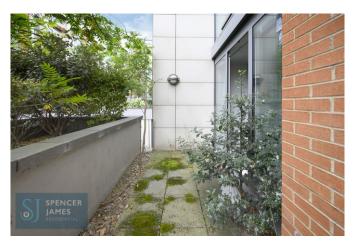


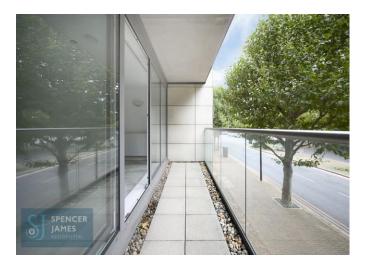














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