



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



**** One Double Bedroom ****

**** Spacious Living Room ****

**** Balcony with River Views ****

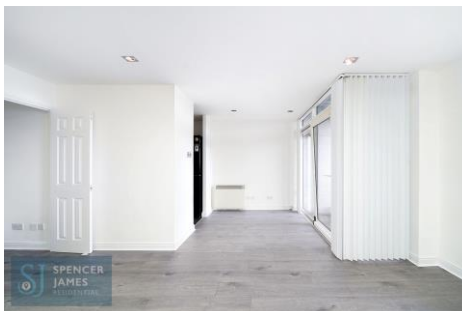
**** Secure Underground Parking ****

**** 173 Year Lease ****

**** Recently Decorated ****

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

**** Floor Area: 543 Sq/Ft (51.5 Sq/M) ****



Fishguard Way, Galleons Lock, E16

Offers in Excess of £250,000 (Leasehold)

Spencer James are pleased to offer for sale this well presented one bedroom apartment boasting delightful river views.

Internally the property has been decorated along with new flooring to the majority of the property and comprises a spacious living room with balcony, fitted kitchen, modern shower room and double bedroom.

The property is located within walking distance of both King George V and Galleons Reach DLR Stations and situated on a sought after development benefitting from allocated secure underground parking as well as parking for a second car, 24 hour security/estate office and well maintained communal grounds. (EWS1 A1 Compliant).

Accommodation Comprises:

Hallway

Cupboard housing hot water cylinder, further storage cupboard, laminate wood effect flooring.

Living Area 18' 9" x 15' 5" (5.71m x 4.70m)

Double glazed tilt and turn doors to balcony, two double glazed windows to side and rear aspect, two wall mounted heaters, laminate wood effect flooring.

Kitchen Area 7' 10" x 6' 0" (2.39m x 1.83m)

Fitted with a range of eye and base level units with roll top work surfaces incorporating a stainless steel sink and mixer tap, integrated cooker hob and extractor, space for washing machine. Vinyl flooring.

Bedroom 13' 10" x 11' 0" (4.21m x 3.35m)

Double glazed window to front aspect, wall mounted heater, fitted wardrobes, laminate wood effect flooring.

Shower Room

Three piece suite comprising a shower cubicle, low level wc and pedestal hand wash basin. Tiled flooring.

Externally

Balcony with direct river views, 24 hour security/estate office, well maintained communal grounds.

Lease Details

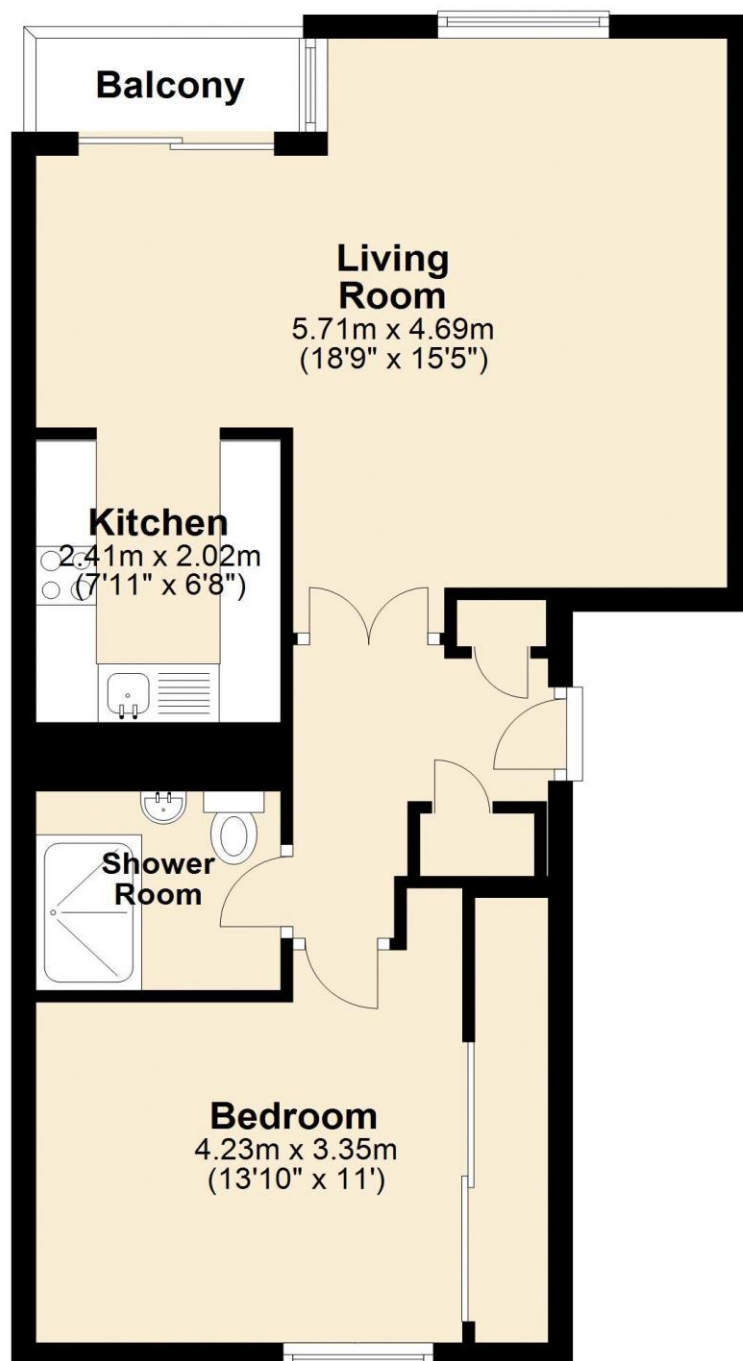
Lease Remaining - 173 Years

Service Charge - £3134 per annum

Ground Rent - £1 per annum (peppercorn)

First Floor

Approx. 51.5 sq. metres (554.2 sq. feet)



Total area: approx. 51.5 sq. metres (554.2 sq. feet)



