



SPENCER JAMES
RESIDENTIAL

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**** Two Bedrooms, Two Bathrooms ****

**** Extensive Living Room ****

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

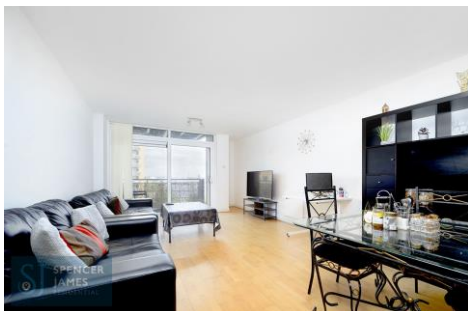
**** Secure Underground Parking ****

**** 24 Hour Security/Estate Office ****

**** EWS1 A1 Compliant ****

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

**** Floor Area: 877 Sq/Ft (81.6 Sq/M) ****



Inverness Mews, Galleons Lock, E16

£385,000 (Share of Freehold)



Spencer James are pleased to offer for sale this extensive two bedroom apartment spanning over 877 sq/ft with stunning views over the River Thames.

The property is offered with a share of freehold and comprises of two spacious bedrooms, an expansive living room and kitchen, an en-suite bathroom to the master bedroom, additional shower room and a larger than average hallway with ample storage.

Sold with a long lease with 973 years remaining, the property is located on the sought after Galleons Lock development boasting 24 hour concierge/security, secure underground parking and well maintained communal grounds and situated within walking distance to both Galleons Reach and King George V with convenient links to the Elizabeth Line.

Accommodation Comprises:

Hallway

Storage cupboard housing water tank, laminate wood effect flooring.

Open Plan Living Room and Kitchen 27' 0" x 14' 7" (8.22m x 4.44m)

Double glazed tilt and turn doors to balcony, engineered wood flooring, wall mounted heater.

Kitchen Area

Fitted with a range of eye and base level units incorporating a stainless steel sink and mixer tap, integrated oven, hob and extractor. Space for freestanding fridge freezer and washing machine. Tiled flooring.

Bedroom One 15' 11" x 10' 2" (4.85m x 3.10m)

Double glazed window to side aspect, wall mounted heater, laminate wood effect flooring.

En-Suite Bathroom

Three piece suite comprising a panelled bath with shower attachment, low level wc and pedestal hand wash basin. Tiled Flooring.

Bedroom Two 17' 8" x 7' 2" (5.38m x 2.18m)

Double glazed window to side aspect, wall mounted heater, laminate wood effect flooring.

Shower Room

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

Externally

Balcony with river views, secure underground parking, 24 hour security/estate office.

Lease Details

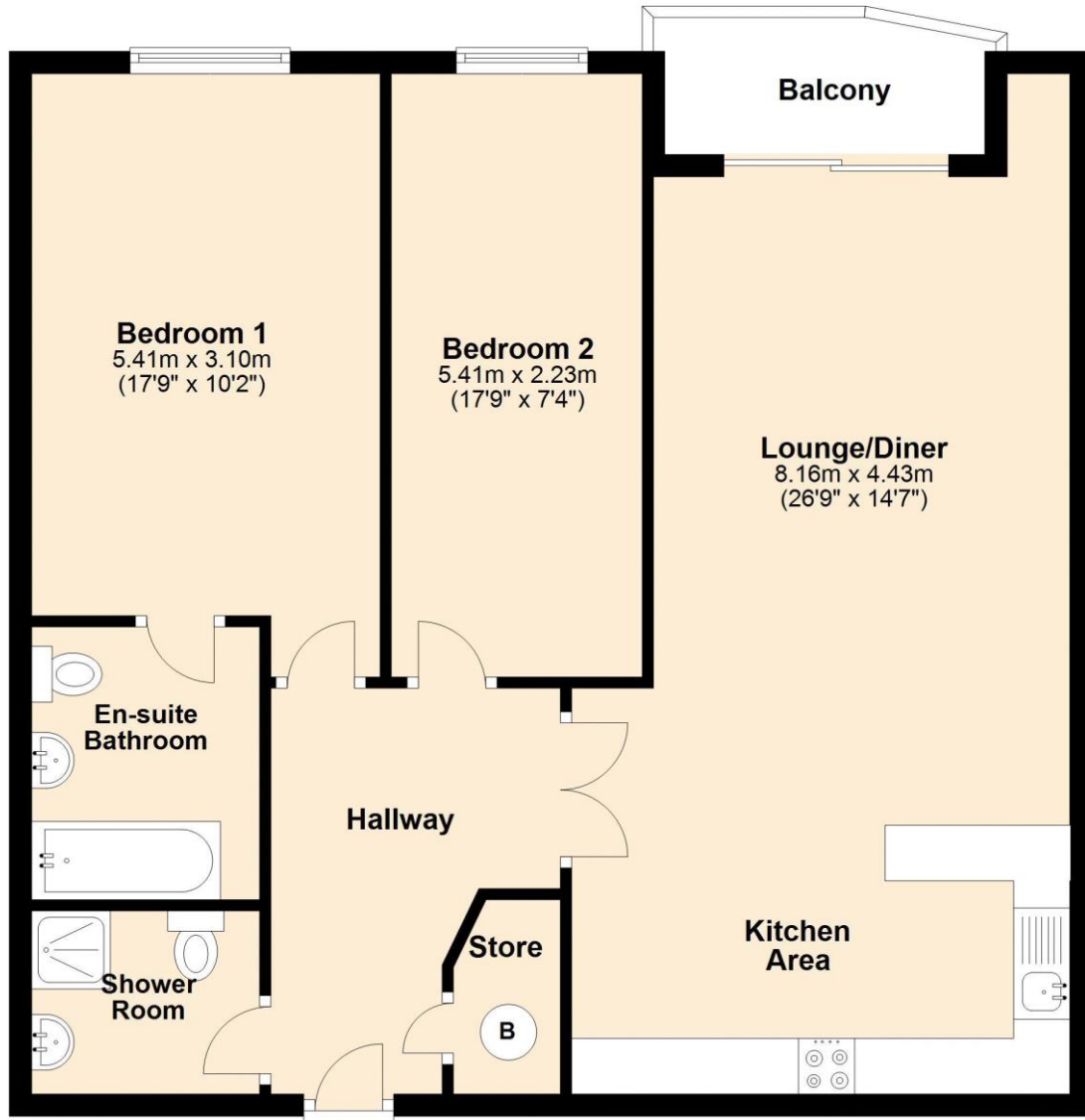
Service Charge - £3302 per annum (includes water bill)

Ground Rent - £1 per annum (if demanded)

Lease Remaining - 973 Years

Third Floor

Approx. 81.6 sq. metres (877.8 sq. feet)



Total area: approx. 81.6 sq. metres (877.8 sq. feet)





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