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

SJ

SPENCER JAMES
RESIDENTIAL

** Two Double Bedrooms **

** Two Bathrooms **

** Long Lease (972 Years Remaining) **

** Direct River Views **

** 24 Hour Security/Estate Office **

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

** Secure Underground Parking **

** Floor Area: 748 Sq/Ft (69.5 Sq/M) **

Fishguard Way, Galleons Lock, E16   **£339,995 (Share Of Freehold)**

This first floor two double bedroom, two-bathroom apartment boasts breathtaking views of the River Thames and is located on a popular riverside development within walking distance of two DLR stations.

Internally the property comprises two well proportioned double bedrooms with the master benefitting from an en-suite shower room, a spacious open plan living room and kitchen, further family bathroom and a spacious hallway with ample storage.

Externally the property benefits from a spacious balcony with direct river views, secure allocated underground parking with unallocated ground level parking for a second car, 24 hour security/estate office and well maintained communal grounds.

The property has the added benefit of being sold with a share of freehold and 972 year lease and is located in a building which has an EWS1 A1 certified rating.

The popular development is located within walking distance of both King George V and Gallions Reach DLR stations with convenient links to the Elizabeth Line.

Accommodation Comprises:

Hallway
Two storage cupboards one of which houses the hot water tank, wall mounted heater, laminate wood effect flooring, telephone entry point

Open Plan Living Room
Double glazed tilt and turn doors to balcony, wall mounted heater, laminate wood effect flooring.

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 washing machine and fridge freezer.

Bedroom One
Double glazed window to rear aspect, wall mounted heater, laminate wood effect flooring.

En-Suite Shower Room
Three piece suite comprising a shower cubicle, low level wc and pedestal hand wash basin. Vinyl flooring.

Bedroom Two
Double glazed window to rear aspect, wall mounted heater, laminate wood effect flooring. Large integral storage cupboard/wardrobe.

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

Externally
Allocated secure underground parking and parking for additional car, 24 hour security/estate office, well maintained communal grounds.
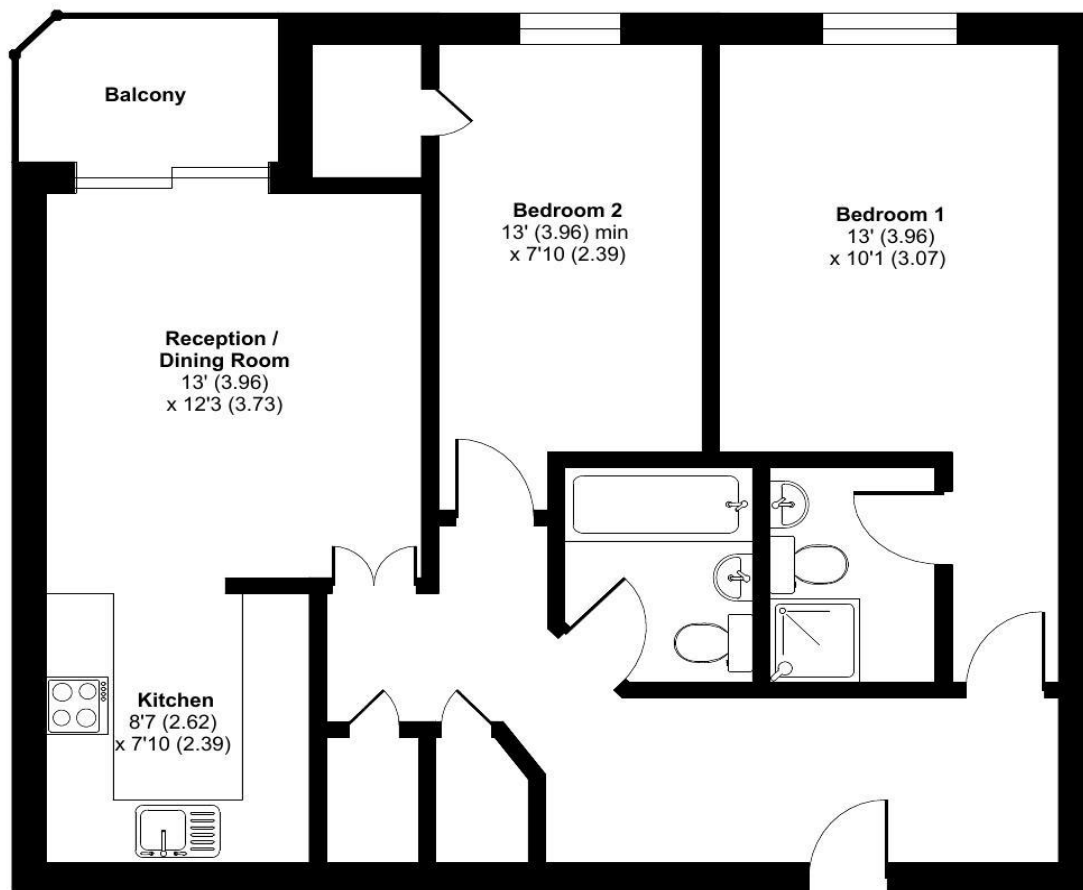
Lease Details
Lease Remaining - 972 Years
Service Charge - £3312 per annum (includes water bill)
Ground Rent - £1 per annum (peppercorn)

Fishguard Way, London, E16

Approximate Area = 748 sq ft / 69.5 sq m

For identification only - Not to scale

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Balcony

Bedroom 2
13' (3.96) min
x 7'10 (2.39)

Bedroom 1
13' (3.96)
x 10'1 (3.07)

**Reception /
Dining Room**
13' (3.96)
x 12'3 (3.73)

Kitchen
8'7 (2.62)
x 7'10 (2.39)

FIRST FLOOR

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