



SPENCER JAMES
RESIDENTIAL

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**** Two Bedrooms ****

**** Two Bathrooms ****

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

**** TWO Secure Underground Parking Spaces ****

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

**** Serviced Elevator ****

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

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



Fishguard Way, Galleons Lock, E16

£359,995 (Leasehold)

This well presented two bedroom apartment boasts breathtaking river views and is situated on a sought after development within walking distance of the DLR.

Internally the property boasts a spacious open plan kitchen and living room leading to a balcony with direct river views, two double bedrooms with the master benefitting from an en-suite shower room, further family bathroom and spacious hallway with ample storage.

Externally there is lift access, TWO allocated secure underground parking spaces with a second unallocated parking permit for a third vehicle.

The development comprises 24 hour security/estate office, well maintained communal grounds and is located within walking distance of both King George V and Galleons Lock DLR Stations with convenient links to the Elizabeth Line, Jubilee Line and London City Airport. (EWS1: A1 Rating).

Accommodation Comprises:

Hallway

Two storage cupboards one housing hot water tank, wall mounted heater, laminate wood effect flooring.

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, carpeted flooring.

En-Suite Shower Room

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

Bedroom Two

Double glazed window to rear aspect, wall mounted heater, carpeted 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. Tiled flooring.

Externally

Two allocated secure underground parking spaces with unallocated permit for third car, lift access, 24 hour security/estate office, well maintained communal grounds.

Lease Details

Lease Remaining - 172 Years

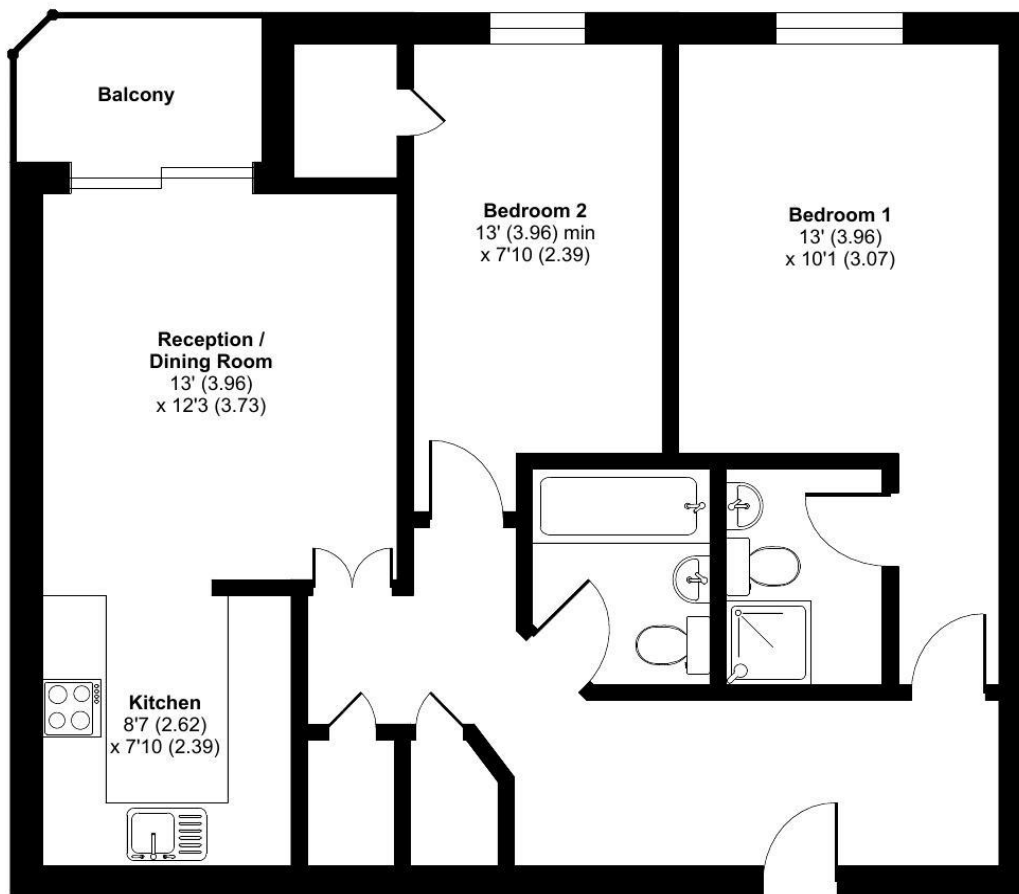
Service Charge - £3312 per annum (includes water bill)

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



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Spencer James Residential. REF: 1263492







