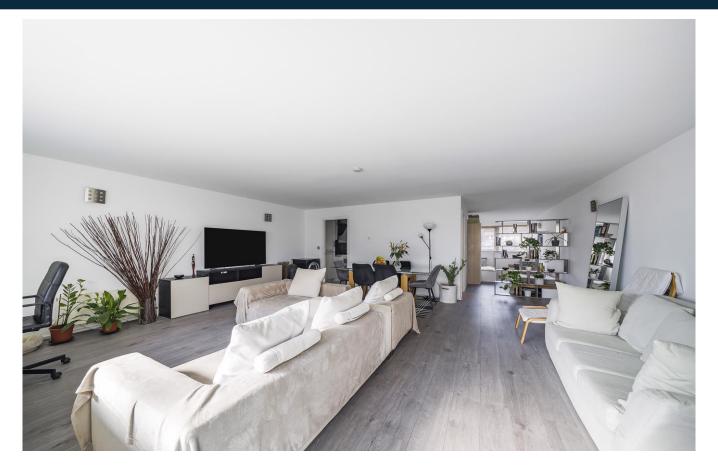


8 Hartlepool Court | London E16 2RL T: +44 (0) 20 7474 3636 E: mail@spencer-james.co.uk www.spencer-james.co.uk



- ** Substantial One Bedroom Apartment ** ** Extensive Reception Room **
- ** Modern Kitchen **
- ** Secure Allocated Parking **
- ** EPC: B / Council Tax Band: C **
- ** Scope for Second Bedroom (Subject to Consent) **
- ** Communal Courtyard **
- ** Floor Area: 829 Sq/Ft (77 Sq/M) **



Albert Road, London, E16

£280,000 (Leasehold)



Spencer James Residential are pleased to offer this substantial one bedroom first floor apartment located within convenient walking distance of King George V DLR.

Internally the property has been tastefully refurbished boasting an extensive reception room which has ample space to be used as a workspace, living room and dining room and to the rear of the reception there is a spacious studio area providing scope for a second bedroom (subject to consent). Further accommodation includes a recently fitted modern kitchen, double bedroom and family bathroom.

Externally the property benefits from secure allocated parking with lift access which leads to a well maintained communal courtyard.

The property is located within convenient walking distance of King George V DLR with easy links to the Elizabeth Line and Jubilee Line and London City Airport.

Accommodation Comprises:

Extensive Open-Plan Reception Room

Double glazed window to front and rear aspect, three wall mounted heaters, laminate wood effect flooring. Cupboard housing boiler.

Kitchen

Fitted with a range of eye and base level units with roll top work surfaces incorporating a stainless steel sink and mixer tap, integrated gas hob, oven, extractor can, fridge freezer and washing machine. Laminate wood effect flooring.

Bedroom

Double glazed window to rear aspect, integrated wardrobes, laminate wood effect flooring.

Bathroom

Three piece suite comprising a paneled bath with shower attachment, push to flush wc and wall mounted hand wash basin. Tiled splashbacks. Laminate wood effect flooring.

Externally

Lift Access, secure allocated parking, well maintained communal courtyard.

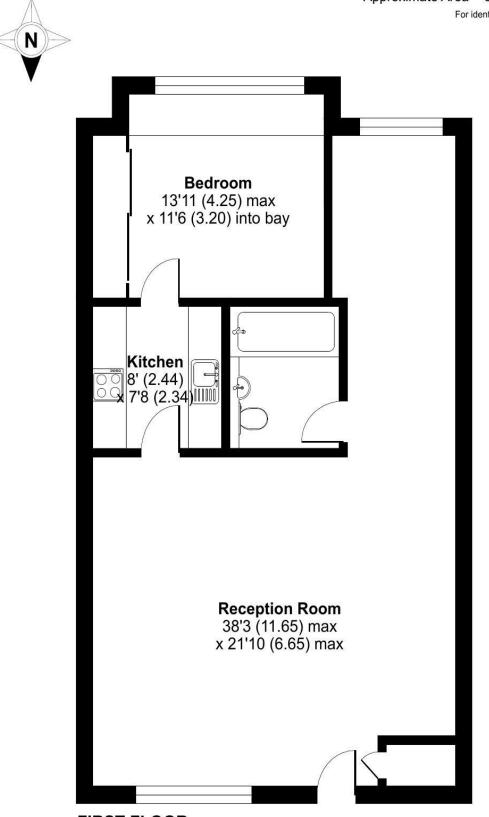
Lease Details

Service Charge - £4200 per annum Ground Rent - £200 per annum Lease Details - 125 Years from 25 March 2001 Tenure: Leasehold - Live/work unit



Albert Road, London, E16

Approximate Area = 829 sq ft / 77 sq m For identification only - Not to scale



FIRST FLOOR







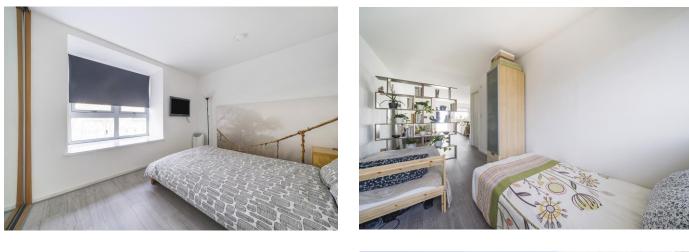


















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