



**SPENCER JAMES**  
RESIDENTIAL

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

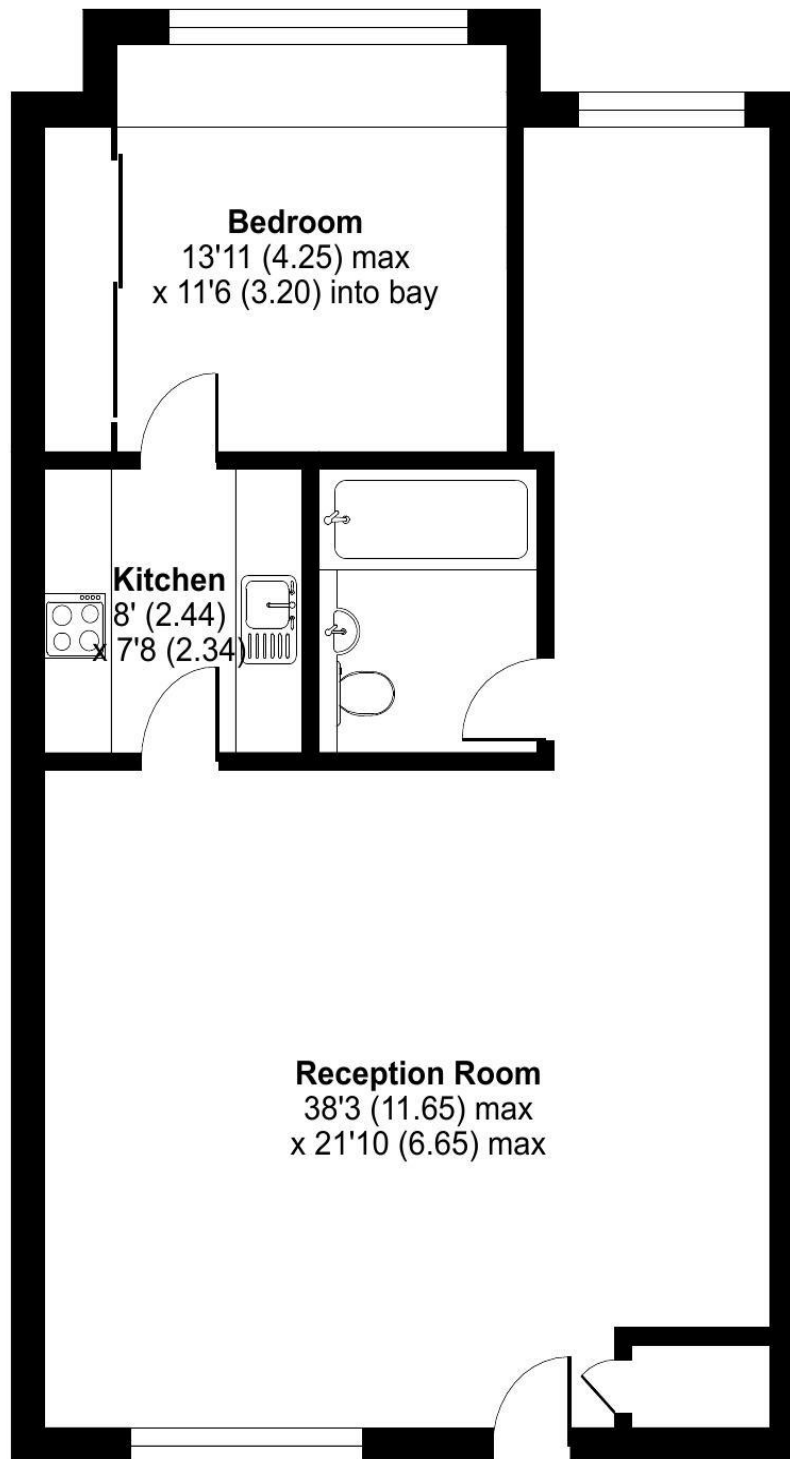
Lease Details - 125 Years from 25 March 2001

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**





