



SPENCER JAMES
RESIDENTIAL

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**** Two Double Bedrooms ****

**** Open Plan Living Area ****

**** Gated Development ****

**** Allocated Parking ****

**** Walking Distance to DLR ****

**** Floor Area: 621 Sq/Ft (57.7 Sq/M) ****



The Renovation, Woolwich Manor Way, E16

£295,000 (Leasehold)

Located in a sought after gated development, this period conversion is situated in a former Victorian pumphouse.

Internally the property boasts two double bedrooms, a spacious open plan living room and kitchen, three-piece bathroom and ample storage throughout.

The property further benefits from an allocated gated parking space and is positioned within walking distance to King George V DLR with convenient links to the Elizabeth Line.

Accommodation Comprises:

Entrance Hall

Laminate wood effect flooring, telephone entry point, storage cupboard.

Open Plan Living Room 20' 2" x 13' 8" (6.14m x 4.16m)

Two Double glazed windows to front aspect, two wall mounted heaters, laminate wood effect flooring.

Kitchen Area:

Fitted with a range of eye and base level units with work surfaces incorporating a stainless steel sink and mixer tap, integrated cooker, hob, extractor, fridge freezer and dishwasher.

Hallway:

Large storage cupboard

Bedroom 1 11' 4" x 8' 6" (3.45m x 2.59m)

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

Bedroom 2 11' 1" x 8' 6" (3.38m x 2.59m)

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

Externally

Allocated parking space, well maintained communal grounds.

Lease Details

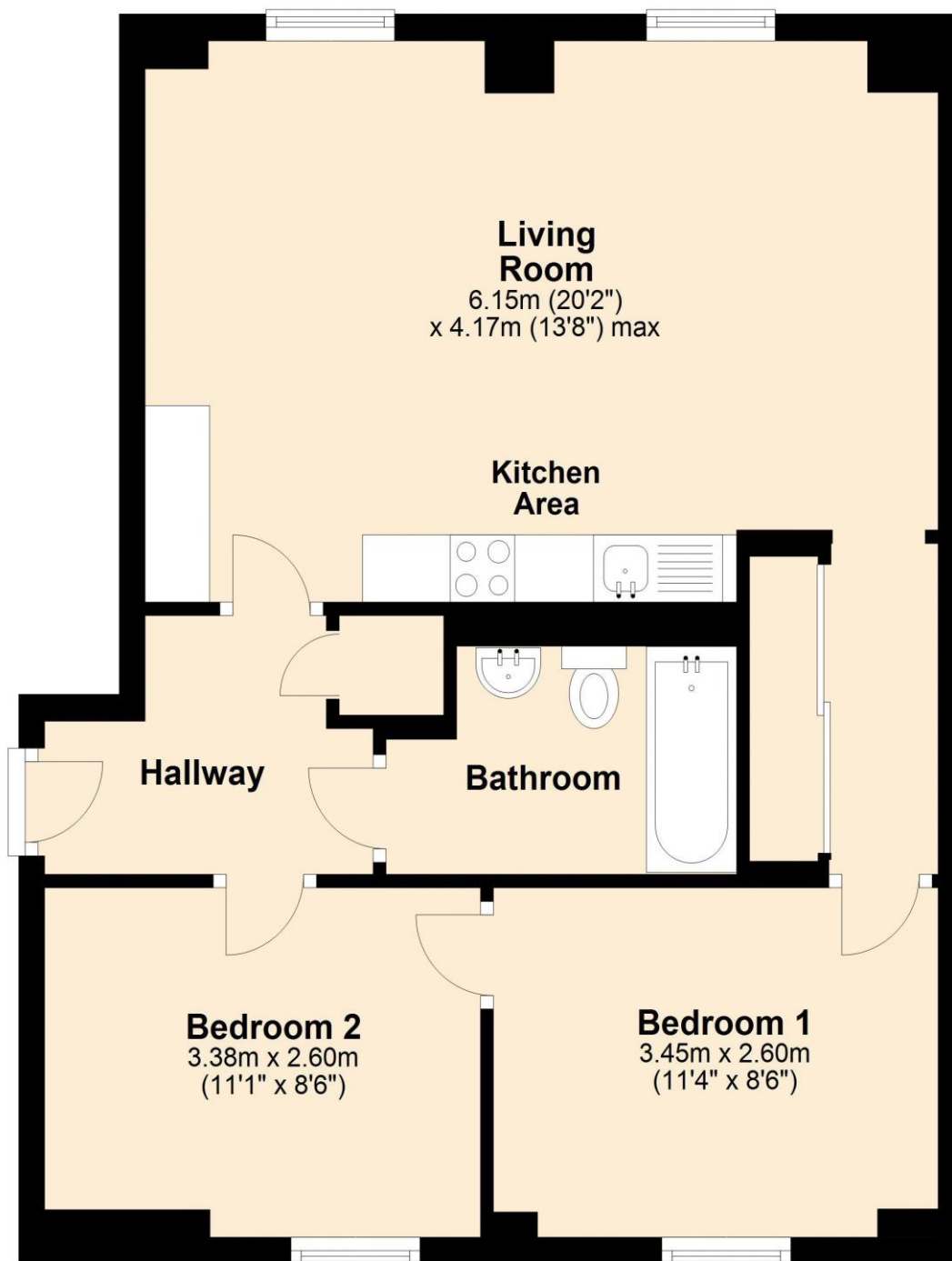
Service Charge - £2470 per annum

Ground Rent - £539 Per annum

Lease Remaining - 102 Years

Ground Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



Total area: approx. 57.7 sq. metres (621.1 sq. feet)

