



SPENCER JAMES
RESIDENTIAL

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



**** One Double Bedroom ****

**** Living Room with Dining and Study Area ****

**** Modern Kitchen ****

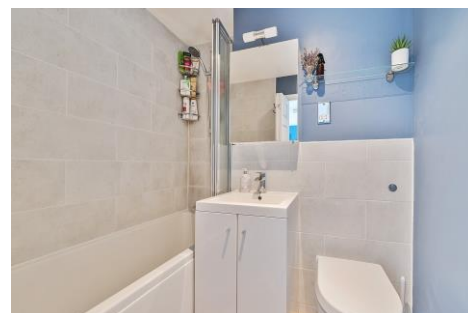
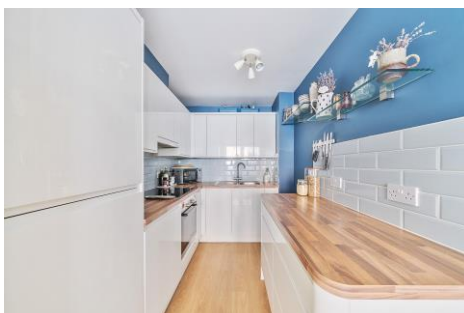
**** En-Suite and Guest WC ****

**** Refurbished to High Standard ****

**** Residents Parking ****

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

**** Floor Area: 597 Sq/ft (55.4 Sq/M) ****



Fishguard Way, Galleons Lock, E16

£275,000 (Leasehold)

Located on a popular riverside development, this stunning one bedroom apartment has been refurbished to an extremely high standard throughout.

Internally the property boasts a spacious living room with dining and study area, a modern fitted kitchen, a large double bedroom with a stunning en-suite shower room in addition to a further guest wc.

Externally the property benefits from a private terrace, free residents permit parking, 24-hour security/estate office and well-maintained communal grounds.

Located within walking distance of both Gallions Reach and King George V DLR stations with easy access to the Jubilee and Elizabeth Lines. (EWS1 A1 RATING)

Accommodation Comprises:

Entrance Hall

Engineered wood flooring, recently upgraded wall mounted heater.

Open Plan Living Room/Dining Room

Double glazed windows and tilt and turn doors to terrace, engineered wood flooring, two recently upgraded wall mounted heaters.

Kitchen Area

Fitted with a range of eye and base level units with luxury wood laminate worktops incorporating a stainless steel sink and mixer tap, integrated washing machine, dishwasher, fridge freezer, oven and hob with extractor over. Laminate wood effect flooring.

Bedroom

Double glazed window to front aspect, recently upgraded wall mounted heater, engineered wood flooring.

En-Suite Shower Room

Three piece suite comprising a paneled bath with shower screen and attachment, low level wc and hand wash basin with vanity unit. Heated towel rail. Vinyl flooring. Majority tiling.

Guest WC

Comprising low level wc and pedestal hand wash basin. Engineered wood flooring.

Externally

Private terrace, residents permit parking,, 24 hour security/estate office, well maintained communal grounds.

Lease Details

Service Charge - £3150 per annum (includes water bill)

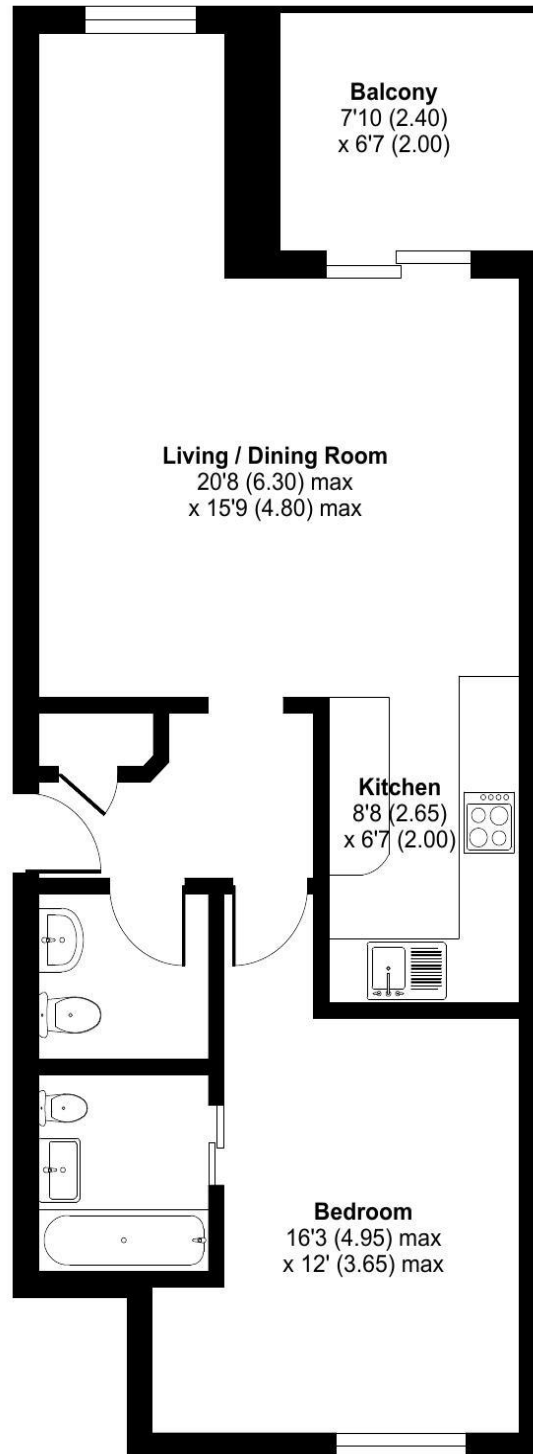
Ground Rent - £1 per annum (peppercorn)

Lease Remaining - 172 Years

Fishguard Way, London, E16

Approximate Area = 597 sq ft / 55.4 sq m

For identification only - Not to scale



Balcony
7'10 (2.40)
x 6'7 (2.00)

Living / Dining Room
20'8 (6.30) max
x 15'9 (4.80) max

Kitchen
8'8 (2.65)
x 6'7 (2.00)

Bedroom
16'3 (4.95) max
x 12' (3.65) max

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Spencer James Residential. REF: 1298778





