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- \*\* One Double Bedroom \*\*
- \*\* Modern Kitchen \*\*
- \*\* Refurbished to High Standard \*\*
- \*\* EPC: TBC / Council Tax Band: B \*\*







Fishguard Way, Galleons Lock, E16

£275,000 (Leasehold)

- \*\* Living Room with Dining and Study Area \*\*
- \*\* En-Suite and Guest WC \*\*
- \*\* Residents Parking \*\*
- \*\* Floor Area: 597 Sq/ft (55.4 Sq/M) \*\*



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.

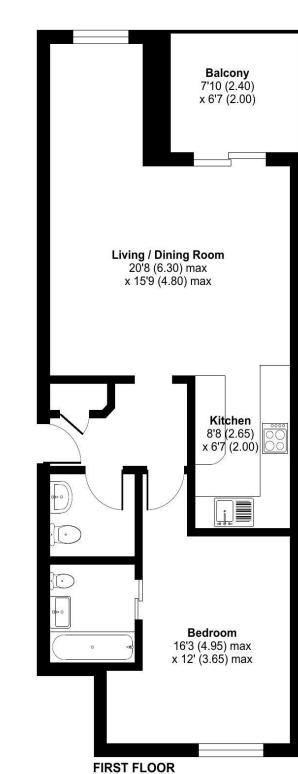
# Lease Details

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





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



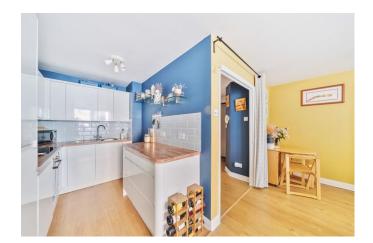
















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