



**SPENCER JAMES**  
RESIDENTIAL

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



**\*\* First Floor One Double Bedroom \*\***

**\*\* Balcony with River Views \*\***

**\*\* 24 Hour Security/Estate Office \*\***

**\*\* Lift Access \*\***

**\*\* Open Plan Living Room and Kitchen \*\***

**\*\* Free Residents Permit Parking \*\***

**\*\* EPC: B / Council Tax Band: C \*\***



**Sheerness Mews, London**

**£230,000 Leasehold**

This well presented one bedroom first floor apartment is located on the popular Galleons Lock development boasting free residents permit parking, serviced lift and 24-hour security/porter.

Internally the property benefits from a double bedroom, open plan living room and kitchen, three-piece bathroom suite and balcony with stunning river views.

The property is located within convenient walking distance of both 'Gallions Reach' and 'King George V' DLR stations with convenient links to the Elizabeth Line. (EWS1 A1 Rated). Spencer James Residential is an independent estate agency established in 2002 specialising in all aspects of residential lettings, sales and property management.

#### **Entrance Hallway**

Double glazed window to front aspect, wall mounted heater.

#### **Open Plan Living Room and Kitchen 16' 1" x 15' 0" (4.90m x 4.57m)**

Double glazed tilt and turn doors to balcony, wall mounted heater, laminate wood effect flooring.

#### **Kitchen Area**

Fitted with a range of eye and base level units incorporating a stainless-steel sink and mixer tap, integrated cooker, hob and extractor. Space for washing machine and fridge/freezer. Laminate wood effect flooring.

#### **Bedroom 10' 10" x 10' 4" (3.30m x 3.15m)**

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

#### **Bathroom 8' 1" x 5' 1" (2.46m x 1.55m)**

Three-piece suite comprising a panelled bath with power shower attachment, low level wc and pedestal hand wash basin. Heated towel rail. Laminate wood effect flooring.

#### **Residents Permit Parking**

#### **Lease Details**

Service Charges £3,291 Per Annum (Includes Water Rates)

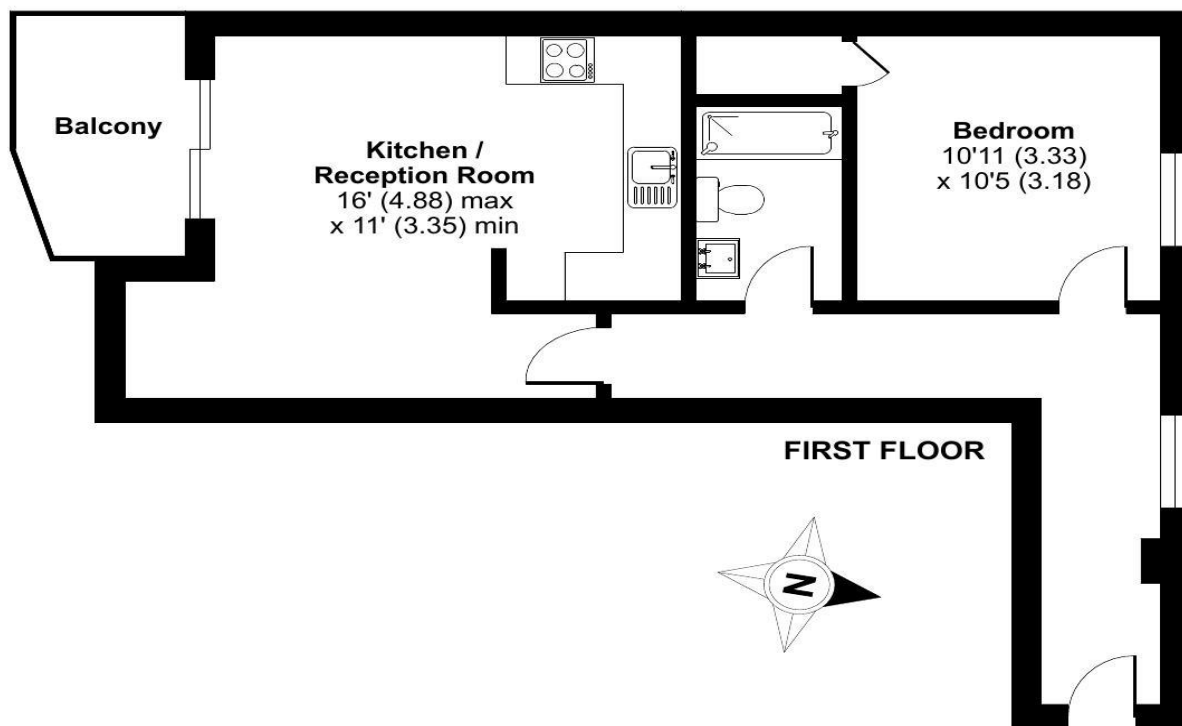
Ground Rent £1.00

Lease Remaining 172

## Sheerness Mews, London, E16

Approximate Area = 548 sq ft / 51 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). © nichecom 2025. Produced for Spencer James Residential. REF: 1339845







