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RESIDENTIAL

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**** Second Floor One Bedroom Apartment ****

**** Offered Chain Free ****

**** Parking Permit ****

**** Office/Storage Room ****

**** Council Tax Band D ****

**** EPC Rating B ****



Fishguard Way, London

£249,999 Share Of Freehold

Offered Chain Free is this second floor one bedroom apartment offers a spacious living and workspace

The property is located within a popular riverside development. Internally the property boasts a large open plan living room and kitchen with a balcony with complex views, a large double bedroom with en-suite bathroom and office room. Sold with a share of freehold and 972 year lease, the property further benefits from residents parking and 24 hour security/estate office.

Located within walking distance to both King George and Gallions Reach DLR stations. (EWS1 A1 RATED)

Entrance Hall

Laminate flooring, wall mounted electric heater, doors to all rooms, storage cupboard housing hot water tank

Lounge/Diner

Laminate flooring, double glazed window to side, double glazed balcony door giving access to balcony with courtyard views, wall mounted electric radiator, opening to kitchen area.

Kitchen

Range of eye and base level units, wall mounted electric radiator, electric oven, four ring electric hob with extractor fan over, space for washing machine and fridge freezer.

Office/Store

Laminate flooring.

Bedroom

Laminate flooring, wall mounted electric radiator, double glazed window to side with side view views, door to en-suite

En-suite

Tiled walls, three piece suite comprising of low level wc, wash hand basin with mixer tap over, large shower cubicle.

Balcony

Court Yard Views

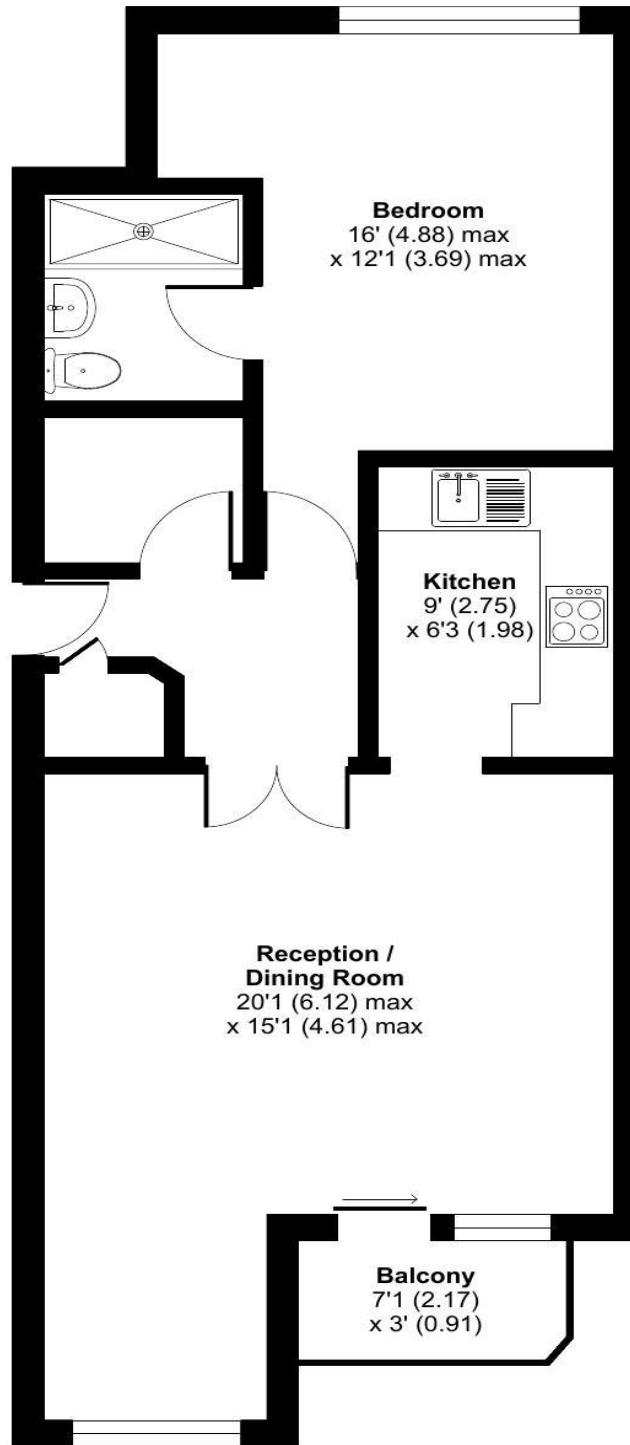
Leasehold Information

Lease Length:	970 years
Service Charges:	£2,816 per annum
Ground Rent:	£0.00

Fishguard Way, London, E16

Approximate Area = 577 sq ft / 53.6 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Spencer James Residential. REF: 1358523. © nichecom 2025.





