



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



**** Freehold Masionette ****

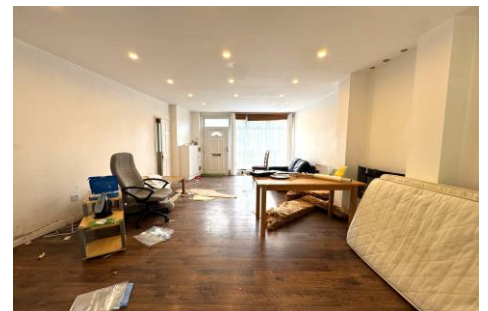
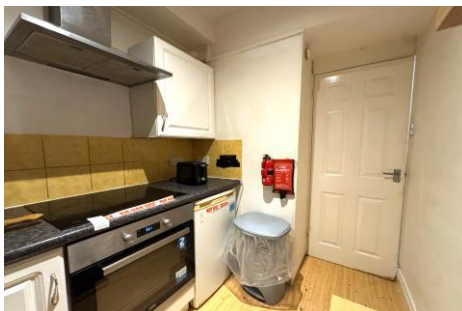
**** Offered Chain Free ****

**** Allocated Parking ****

**** Rear Garden ****

**** Council Tax Band - D & B ****

**** EPC Rating C ****



Hartlepool Court, London

£500,000 Freehold

Spencer James are pleased to offer this chain free expansive split-level maisonette over three floors with allocated parking located on a popular riverside development. The property is split into two properties - one bedroom ground floor apartment with garden and a first & second floor three-bedroom two-bathroom maisonette. Further benefits include a loft space, rear garden, 24-hour security/estate office and well-maintained communal grounds. The property is conveniently located for both King George V and Gallions Reach DLR Stations

Ground Floor Flat

Lounge Diner

Laminate flooring, wall mounted radiator, double glazed window to front, door to all rooms.

Shower Room

Three-piece suite comprising of low level wc, wash hand basin with mixer tap over, shower cubicle with electric shower.

Kitchen

Range of eye and base level units, sink with mixer tap over, electric hob with extractor fan over, electric oven.

Bedroom

Wall mounted radiator, laminate flooring, double glazed window and French doors to rear giving access to rear garden.

First & Second Floor Maisonette

Entrance

Carpet flooring to first floor landing, wall mounted radiator.

First Floor Landing

Doors to all rooms, doors to all rooms, carpet stairs to second floor landing.

Lounge Diner

Wall mounted radiator doubled window to rear, open plan to dining area, laminate flooring.

Kitchen

Wall mounted boiler, double glazed window to front, sink with mixer tap over, range of eye and base level units, space for washing machine and cooker, extractor fan over, space for fridge freezer, door to hallway, open plan to dining area.

WC

Two-piece suite comprising of low level wc, wash hand basin with hot and cold tap over, double glazed window to front.

Second Floor Landing

Doors to all rooms, access to loft area, cupboard housing hot water tank.

Bedroom One

Laminate flooring, double glazed window to rear, wall mounted radiator, door to en-suite.

En-suite

Three-piece suite comprising of low-level WC, wash hand basin with hot and cold tap over, shower cubicle, wall mounted radiator.

Bedroom Two

Laminate flooring, double glazed window to front, wall mounted radiator.

Family Bathroom

Three-piece suite comprising of low-level WC, wash hand basin with hot and cold tap over, bath with mixer tap over with shower attachment, wall mounted radiator.

Bedroom Three

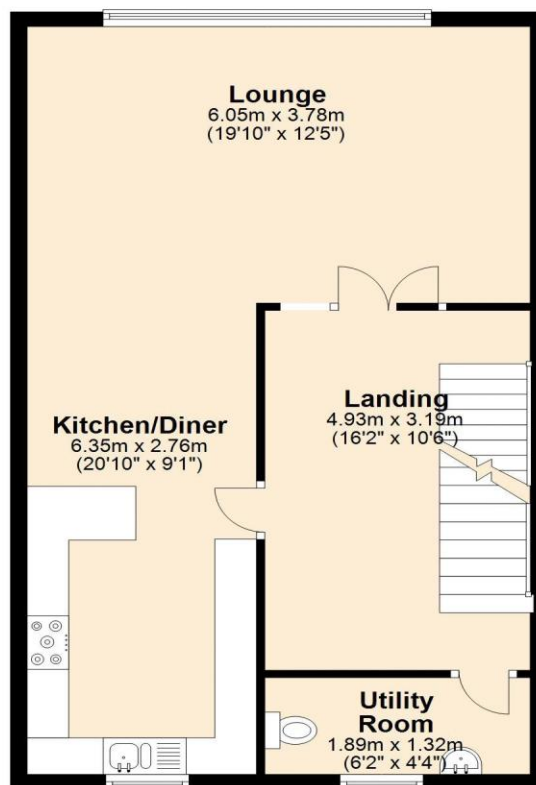
Laminate flooring, double glazed window to front, wall mounted radiator.

Service Charges

£1,000

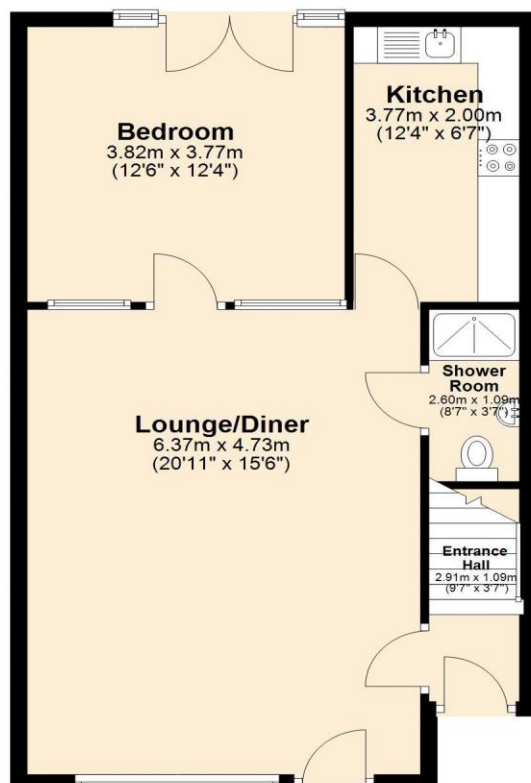
First Floor

Approx. 61.9 sq. metres (665.8 sq. feet)



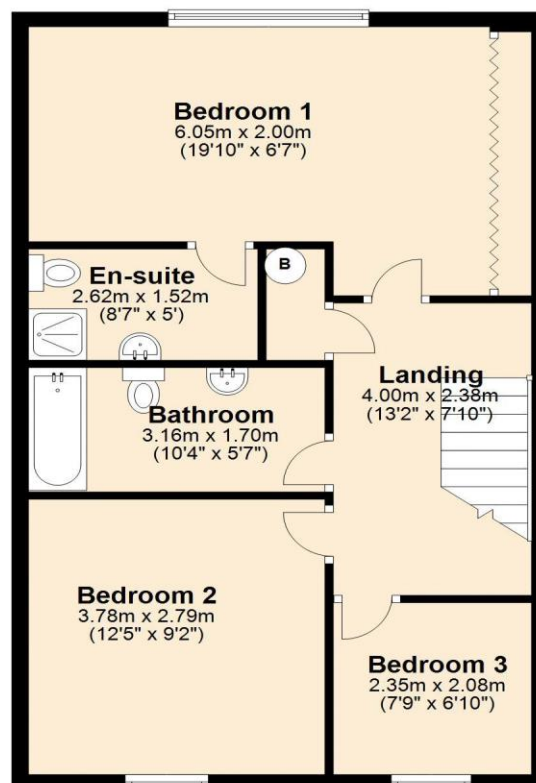
Ground Floor

Approx. 59.6 sq. metres (642.0 sq. feet)



Second Floor

Approx. 61.7 sq. metres (664.2 sq. feet)



Total area: approx. 183.2 sq. metres (1972.0 sq. feet)



