



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



**** Two Double Bedrooms ****

**** Two Bathrooms ****

**** Large Open Plan Living Room and Kitchen **** **** Secure Underground Parking ****

**** Lease Term - 173 Years Remaining ****

**** Balcony With River Views ****

**** EPC Band B ****

**** Floor Area: 841.4 sq/ft (78.2 sq/m) ****



**Fishguard Way, Galleons Lock, E16
(Leasehold)**

Offers in Excess of £350,000

This bright and spacious two-bedroom apartment boasts ample light throughout and measures in excess of 840 sq/ft. Internally the immaculately presented property boasts two large double bedrooms, two bathrooms and an extensive living room and kitchen leading to a balcony with direct river views.

Located in a sought-after development boasting 24 hr security/estate office, allocated secure underground parking with a second unallocated permit, lift and well-maintained communal grounds.

The property further benefits from an extended lease of 173 Years.

Area Guide The popular development is located within walking distance of both Galleons Reach and King George V DLR Stations with bus links just outside the development. Galleons Reach Shopping Centre is a few minutes drive or bus journey away.

Accommodation Comprises:

Hallway

Telephone entry point, cupboard housing hot water tank, laminate wood effect floor.

Living Room 32' 6" x 11' 2" (9.90m x 3.40m)

Large reception with laminate flooring, wall mounted electric radiator to side and full length double glazed doors leading to private balcony providing direct views of the River Thames. Open plan to kitchen.

Kitchen Area

A range of eye and base level units and fully integrated electric oven and four ring hob with extractor fan over. Laminate wood effect flooring. Double glazed window to front aspect with views over the development. Open plan to reception.

Bedroom One 18' 6" max x 10' 1" (5.63m x 3.07m)

Spacious master bedroom with laminate flooring, wall mounted electric radiator and double glazed window to front aspect with views over the development.

En-suite Shower Room

Three piece suite comprising of low level WC, wash hand basin with hot and cold taps and shower cubicle. Part-tiled and extractor fan.

Bedroom Two 16' 10" x 8' 11" (5.13m x 2.72m)

Double bedroom with laminate flooring, wall mounted electric radiator and double glazed window to front aspect.

Bathroom

Three piece suite comprising of low level WC, wash hand basin with mixer tap and panelled bath with mixer tap and shower attachment. Tiled flooring and splash-back, extractor fan and large wall mounted mirror.

Externally

Serviced elevator, well maintained communal grounds, 24 hour security/estate office.

Lease Details

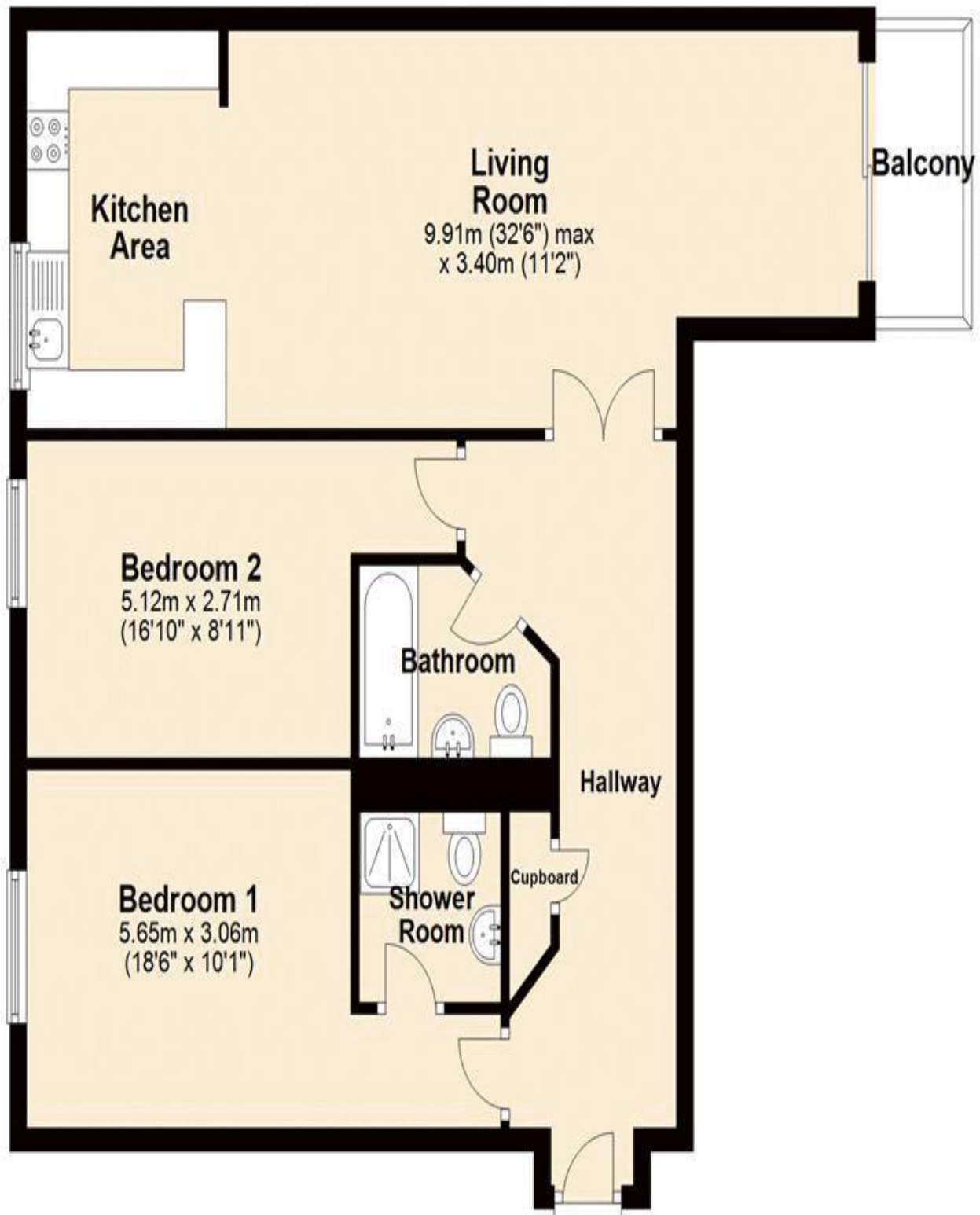
Lease Remaining - 173 Years

Service Charge - £3302 per annum (includes water bill)

Ground Rent - £1 per annum (peppercorn)

Second Floor

Approx. 78.2 sq. metres (841.4 sq. feet)



Total area: approx. 78.2 sq. metres (841.4 sq. feet)

