



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



**** Studio Apartment ****

**** EPC Band B ****

**** Lounge/Dining Room ****

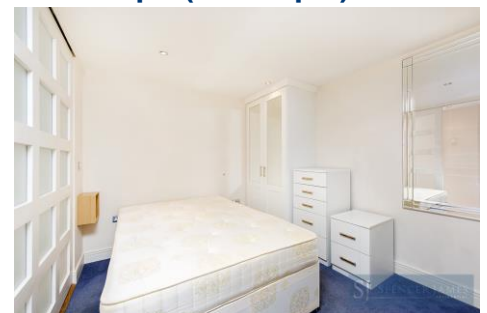
**** Partitioned Bedroom Area ****

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

**** Residents Gym and Concierge ****

**** Secure Allocated Parking ****

**** Floor Area: 475.9 sq/ft (44.2 sq/m) ****



**Wards Wharf Approach, Royal Docks, E16
(Leasehold)**

Offers in Excess of £240,000

Spencer James are pleased to offer this large studio apartment with river views and allocated parking, located on the popular 'Tradewinds' development boasting a range of facilities including concierge, serviced lifts and residents gymnasium. Internally the property comprises of a spacious lounge/diner and bedroom area with sliding doors enabling the room to be separated from the reception, a fitted kitchen and three piece bathroom suite and a spacious balcony with partial views of The River Thames. The gated development is located within convenient walking distance of Pontoon Dock DLR and amenities. Long lease with 983 years remaining. Chain Free.

Accommodation Comprises:

Lounge/Dining Room 21' 3" (max) x 16' 3" (max) (6.47m x 4.95m)

Double glazed window to rear aspect, double glazed tilt and turn doors to balcony, two radiators, Laminate wood effect flooring. Telephone entry point.

Bedroom Area 9' 4" x 9' 4" (2.84m x 2.84m)

Partitioned doors, laminate wood effect flooring, space for wardrobes.

Kitchen 9' 10" (max) x 9' 0" (max) (2.99m x 2.74m)

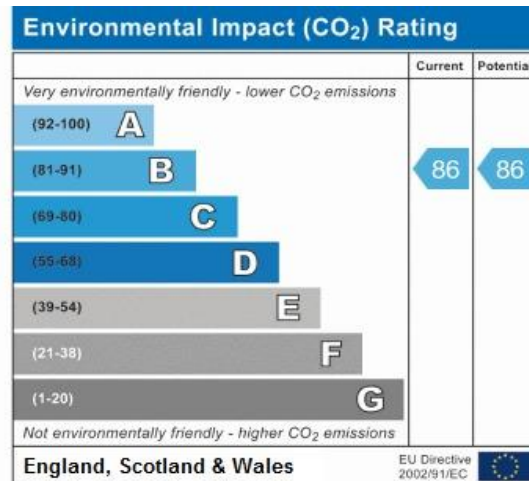
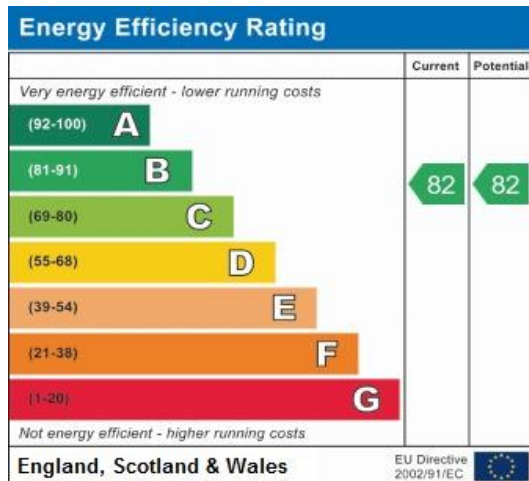
Fitted with a range of eye and base level units incorporating a stainless steel sink and mixer tap, integrated cooker, hob, extractor, dishwasher and fridge freezer. Tiled flooring and splash backs.

Bathroom

Three piece suite comprising a panelled bath and shower attachment, low level wc and pedestal hand wash basin. Tiled floor and splash backs. Cupboard housing boiler.

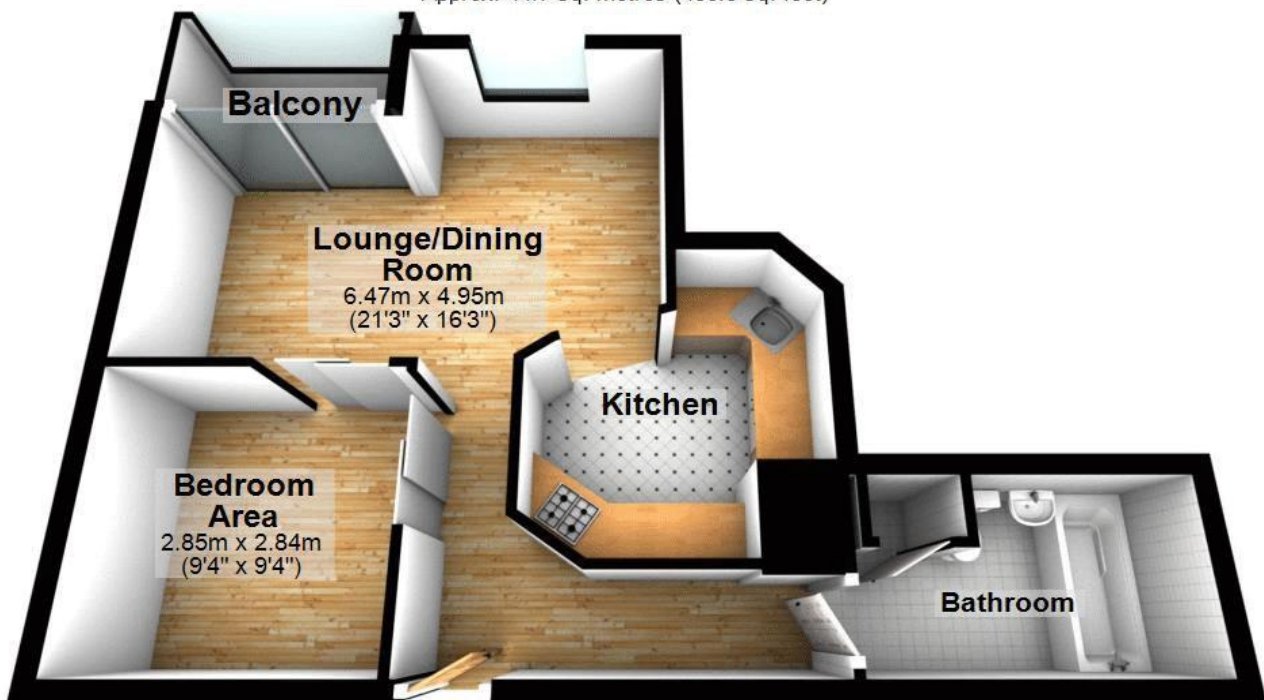
Externally

Secure allocated parking, lift to all floors, 24 hr concierge, residents gymnasium.



Fifth Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



Total area: approx. 44.7 sq. metres (480.8 sq. feet)



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