



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



**** One Double Bedroom ****

**** Large Living Area ****

**** Balcony with Dock Views ****

**** Lift Access ****

**** Allocated Secure Parking ****

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

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

**** Floor Area: 554 Sq/Ft (51.4 Sq/M) ****



Basin Approach, Gallions Reach, E16

£275,000 (Leasehold)

Sold with an allocated secure underground parking space, this extensive one bedroom fourth floor apartment is located in a sought-after dockside development within easy access of Gallions Reach DLR.

Internally the property comprises of a spacious entrance hall leading to an extensive open plan living room and modern kitchen, large double bedroom and family bathroom.

Externally the property benefits from a spacious balcony with dock views, an allocated secure underground parking, lift access, 24 hour security/estate office and well-maintained communal grounds.

Set in a popular dockside location with a selection of bars, shops and eateries and located within walking distance of Gallions Reach DLR with convenient links to the Elizabeth Line. (EWS1 Compliant).

Accommodation Comprises:

Entrance Hall

Laminate wood effect flooring, wall mounted heater, cupboard housing hot water cylinder.

Open Plan Living Area

Double glazed windows and patio doors to balcony, laminate wood effect flooring. Two wall mounted heaters.

Kitchen Area:

Fitted with a range of eye and base level units with roll top work surfaces incorporating a stainless steel sink and mixer tap, integrated cooker, hob extractor, dishwasher and fridge freezer. Space for washing machine.

Bedroom

Double glazed window to front aspect, carpeted flooring, wall mounted heater.

Bathroom

Three piece suite comprising a paneled bath with shower screen and attachment, low level wc and hand wash basin with vanity unit. Tiled floor and splash back tiles.

Externally

Allocated secure parking space, lift access, 24 hour security/estate office, well maintained communal grounds.

Lease Details

Service Charge - £2754 per annum.

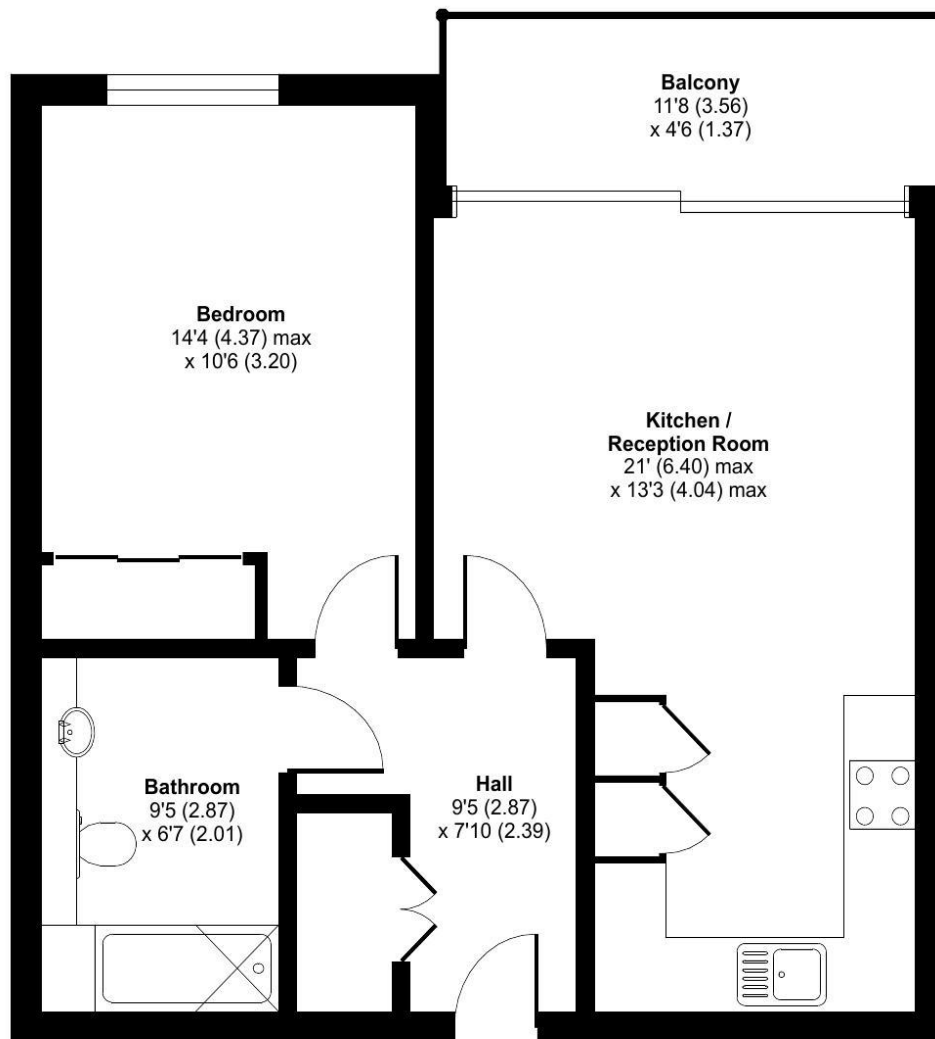
Ground Rent - £811 per annum.

Lease Remaining - 172 years.

Basin Approach, London, E16

Approximate Area = 554 sq ft / 51.4 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for Spencer James Residential. REF: 1309748





SPENCER JAMES
RESIDENTIAL





SPENCER JAMES
RESIDENTIAL

