



**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



**\*\* Second floor Two Double Bedroom Apartment \*\***

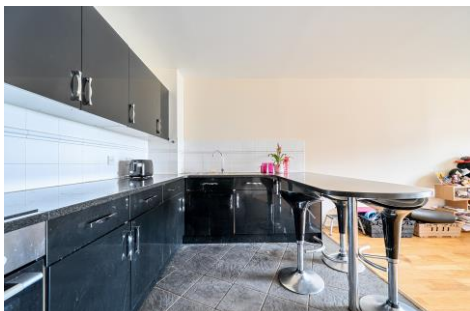
**\*\* Offered Chain Free \*\***

**\*\* Stunning Views \*\***

**\*\* Allocated Parking \*\***

**\*\* Council Tax Band E \*\***

**\*\* EPC Rating B \*\***



**Inverness Mews, London**

**£370,000 Leasehold**



**Offered Chain free is this large well-presented second floor two double bedroom two-bathroom apartment located on the popular riverside Galleons Lock development. The property benefits from river Thames views, underground parking, onsite security and shops.**

#### **Entrance Hallway**

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

#### **Lounge Diner**

Laminate flooring, wall mounted electric heater, double glazed door to side giving access to balcony, open plan to kitchen

#### **Kitchen**

Range of eye and base level units, tiled flooring, stainless steel sink with mixer tap over, four ring electric hob with extractor fan over, electric oven, washing machine, space for fridge freezer.

#### **Bedroom One**

Laminate flooring, wall mounted electric heater, double glazed window to side, door to en-suite

#### **En-suite**

Three piece suite comprising of low level wc, wash hand basin with mixer tap over, bath with mixer tap over, tiled splash back.

#### **Family Bathroom**

Three piece suite comprising of low level wc, wash hand basin with mixer tap over, shower enclosure, tiled splash back.

#### **Bedroom Two**

Laminate flooring, wall mounted electric heater, double glazed window to side.

#### **Parking**

Allocated Parking Space

#### **Heating**

Electric Wall Mounted Heaters

#### **Externally**

Balcony with river views, allocated secure underground parking for one car, unallocated parking for second car, lift access, 24 hour security/estate office, well maintained communal grounds.

#### **Lease Details**

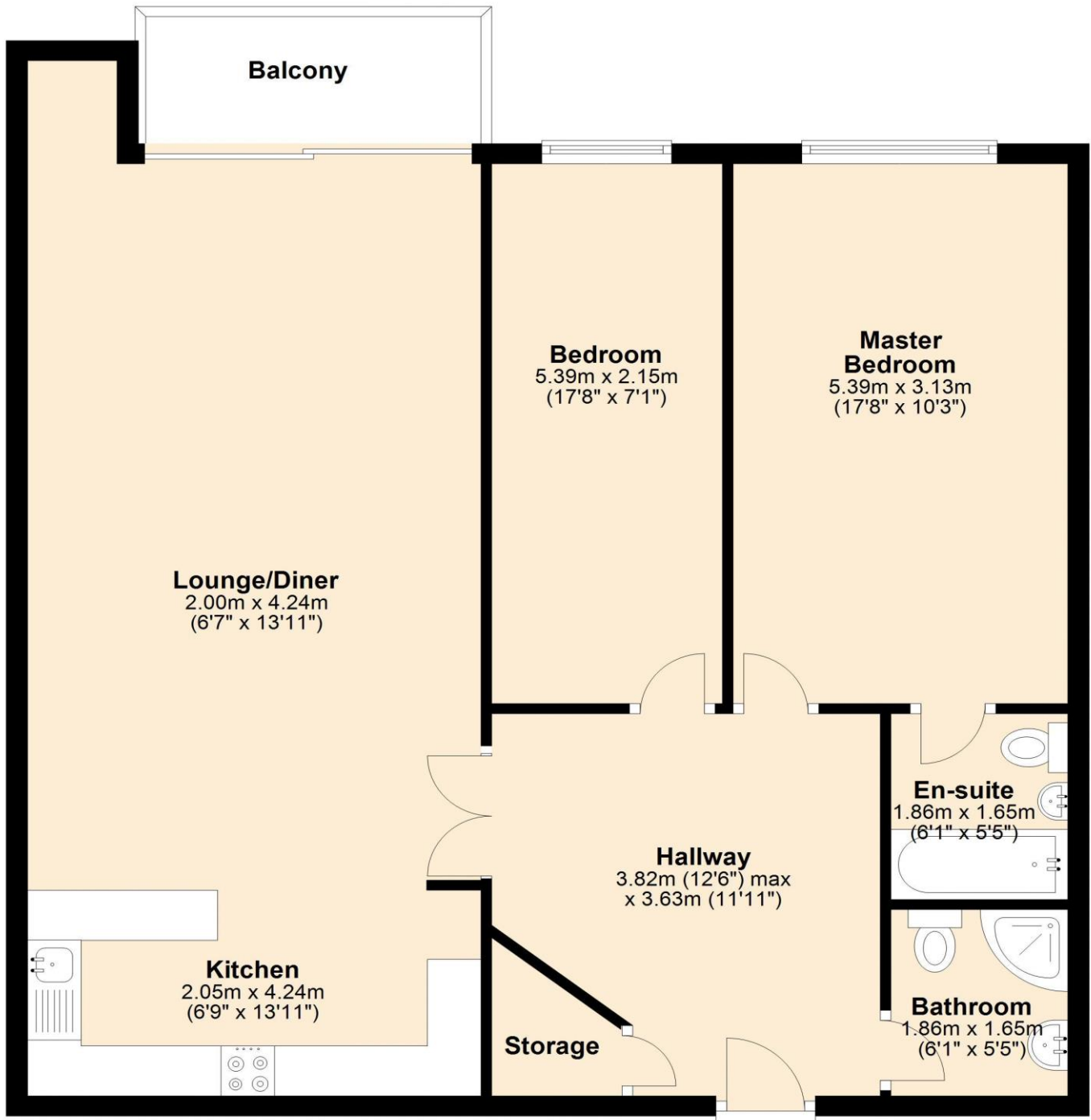
Lease Remaining - 172 Years

Service Charge - £3292 per annum (Includes water bill)

Ground Rent - £1 per annum

## Second Floor

Approx. 91.3 sq. metres (982.6 sq. feet)



Total area: approx. 91.3 sq. metres (982.6 sq. feet)



