



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 Bedroom Top Floor Apartment ****

**** Two Bathrooms ****

**** Extensive Living Room with High Ceilings ****

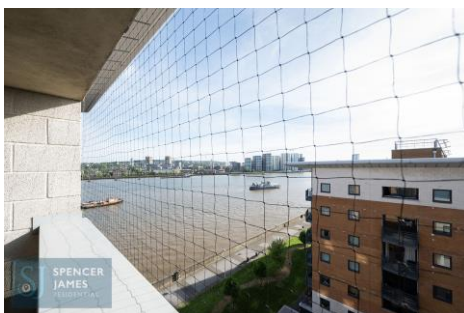
**** Enclosed Balcony with River Views ****

**** Lift Access ****

**** Secure Underground Parking ****

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

**** Floor Area: 876 Sq/Ft (81.4 Sq/M) ****



**Sheerness Mews, Galleons Lock, E16
(Leasehold)**

Offers in Excess of £350,000

We are pleased to offer for sale this sixth (top) floor apartment boasting an extensive living room with vaulted ceilings and a secluded balcony offering breathtaking river views.

Internally the property comprises of a spacious entrance hall which is large enough to be used as a sitting area or study. This leads to an impressive open plan living room and fitted kitchen with enclosed balcony, a large master bedroom with en-suite bathroom, a further double bedroom and an additional shower room.

Located on a sought-after waterfront development benefitting from lift access, allocated secure underground parking with the option to park a second car unallocated, 24-hour security/estate office and well maintained communal grounds with various benches overlooking the River Thames.

The development is situated within walking distance of both Galleons Reach and King George V DLR Stations with convenient links to the Elizabeth Line. Sold with an extended lease of 173 years and located in an EWS1 A1 rated development. Sold chain Free.

Accommodation Comprises:

Entrance Hall

Cupboard housing hot water tank, laminate wood effect flooring, wall mounted heater.

Open Plan Living Room and Kitchen 25' 5" x 14' 7" (7.74m x 4.44m)

Vaulted ceiling. Double glazed tilt and turn doors to balcony, engineered wood flooring, wall mounted heater.

Kitchen Area

Fitted with a range of eye and base level units incorporating a stainless steel sink and mixer tap, integrated oven, hob and extractor. Freestanding fridge freezer and washing machine. Tiled flooring.

Bedroom One 15' 11" x 10' 2" (4.85m x 3.10m)

Double glazed window to side aspect, wall mounted heater, laminate wood effect flooring.

En-Suite Bathroom

Three-piece suite comprising a panelled bath with shower attachment, low level wc and pedestal hand wash basin. Laminate wood effect flooring.

Bedroom Two 17' 9" x 7' 4" (5.41m x 2.23m)

Double glazed window to side aspect, wall mounted heater, laminate wood effect flooring.

Shower Room

Three piece suite comprising a corner shower cubicle, low level wc and pedestal hand wash basin. Tiled flooring.

Externally

Balcony with river views, secure allocated underground parking, unallocated parking for second car, 24 hour security/estate office.

Lease Details

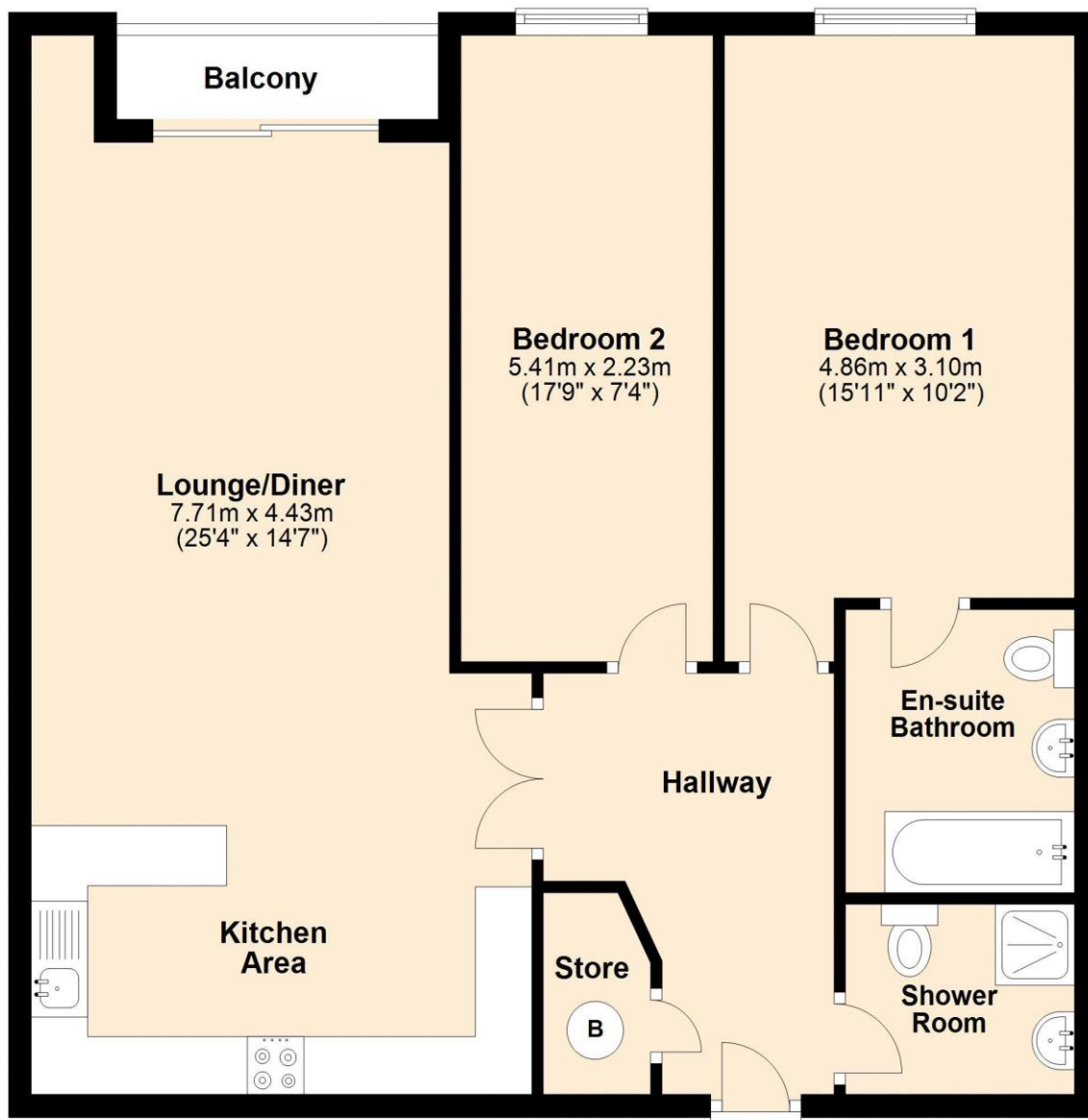
Service Charge - £3312 per annum (includes water bill)

Ground Rent - £1 per annum (if demanded)

Lease Remaining - 173 Years

Sixth (Top) Floor

Approx. 81.4 sq. metres (876.6 sq. feet)



Total area: approx. 81.4 sq. metres (876.6 sq. feet)



