



SPENCER JAMES
RESIDENTIAL

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**** One Double Bedroom ****

**** Third Floor with Lift Access ****

**** Bright Open Plan Living Area ****

**** Breathtaking River Views ****

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

**** Secure Allocated Parking ****

**** EPC: B ****

**** Council Tax Band: C ****



Sheerness Mews, Galleons Lock, E16

£580,000 Leasehold

A stunning dual aspect river facing one bedroom apartment located within a sought-after riverside development boasting 24 hour security and secure underground parking. Internally the property is presented in a good condition and is a large accommodation comprising of a large and bright open plan living room leading to a balcony with breathtaking river views, open plan kitchen, a double bedroom en-suite three piece bathroom, two piece guest cloakroom and spacious hallway. Externally the property benefits from allocated secure underground parking with a second unallocated ground level permit, lift access, 24 hour security/estate office and well maintained communal grounds. Located within walking distance of both King George V and Gallions Reach DLR stations with links to the Elizabeth line and easy access to London City Airport. The popular development is also located within convenient walking distance of Royal Victoria Gardens. Sold with a share of freehold with 972 years remaining on the lease. (EWS1 A1 Compliant).

Accommodation Comprises:

Entrance Hall

Double glazed window to front front aspect, wall mounted heater, luxury vinyl tiled floor with acoustic underlay.

Cloakroom

Low Level WC, wash hand basin

Open Plan Living Room

Double glazed tilt and turn doors to balcony, two wall mounted heaters, luxury vinyl tiled flooring with acoustic underlay.

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 washing machine, cooker, hob and extractor. Space for fridge/ freezer. Luxury vinyl tiled flooring with acoustic underlay.

Bedroom

Double glazed window to front aspect, wall mounted heater, luxury vinyl tiled flooring with acoustic underlay. Spacious storage cupboard with modern hot water cylinder.

Bathroom

Three piece suite comprising a paneled bath with shower screen and attachment, low level wc and pedestal hand wash basin. Partial tiling, luxury vinyl tiled flooring with acoustic underlay.

Balcony

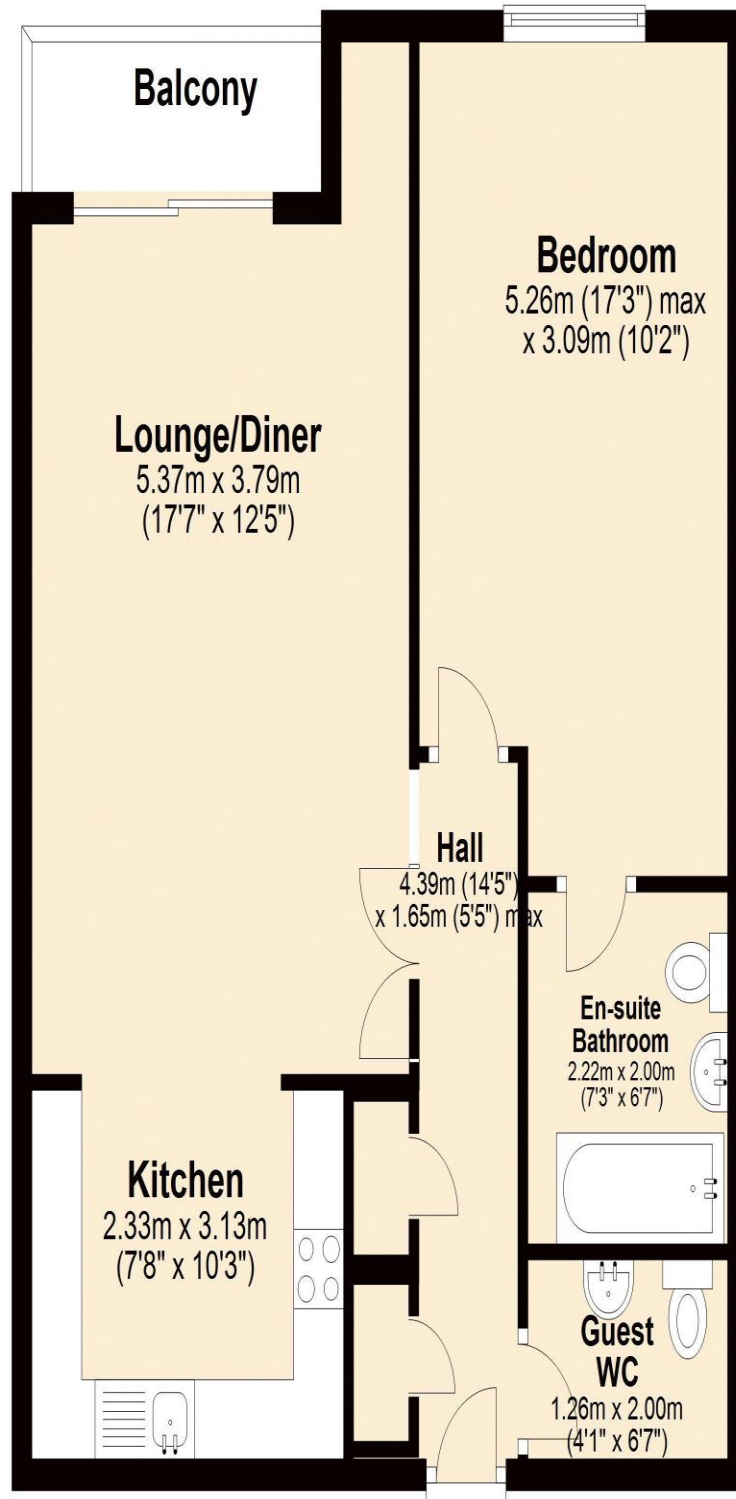
Balcony with direct river views, allocated secure underground parking for one car, unallocated parking for second car, lift access, 24 hour security/estate office, well maintained communal grounds.

Leasehold Information

Lease Remaining -	972 Years
Service Charge -	£3292 per annum (Includes water bill)
Ground Rent -	£1 per annum
EWS1 -	A1 Compliant

Third Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



Total area: approx. 53.7 sq. metres (578.5 sq. feet)



