



**SPENCER JAMES**  
RESIDENTIAL

8 Hartlepool Court | London E16 2RL  
T: +44 (0) 20 7474 3636  
E: [mail@spencer-james.co.uk](mailto:mail@spencer-james.co.uk)  
[www.spencer-james.co.uk](http://www.spencer-james.co.uk)



**\*\* Two Double Bedroom Two Bathroom Apartment \*\***

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

**\*\* Onsite Shops/24 Security \*\***

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

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

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



**Inverness Mews, London**

**£360,000 Share Of Freehold**

Spencer James are pleased to offer Chain Free is this well presented second floor two double bedroom, two-bathroom apartment located in the popular Galleons Lock development. The developments benefits from onsite shops and 24 security. The property benefits from open plan kitchen, double glazed windows and balcony doors, electric heating, direct river Thames views, allocated underground parking plus one unallocated above ground parking space.

#### **Entrance Hall**

Wall mounted electric heater, door to cupboard housing hot water tank, doors to all rooms.

#### **Lounge/Diner**

Laminate flooring, double glazed window to side, double glazed doors to front giving access to balcony, wall mounted electric heater, open plan to kitchen.

#### **Kitchen**

Double glazed window to side, range or eye and base level units, kitchen appliances including washing machine, fridge freezer, electric hob with extractor fan over, sink with mixer tap over, laminate flooring and splash back.

#### **Bedroom One**

Carpet flooring, wall mounted electric heater, double glazed window to front, door to built in cupboard.

#### **En-Suite**

Fully Tiled bathroom suite comprising of low level wc, wash hand basin with mixer tap over, shower cubicle.

#### **Bedroom Two**

Carpet flooring, wall mounted electric heater, double glazed window to front.

#### **Family Bathroom**

Part tiles walls, tiled flooring, three piece suite comprising of low level wc, wash hand basin with mixer tap over, bath with mixer tap

#### **Lease Details**

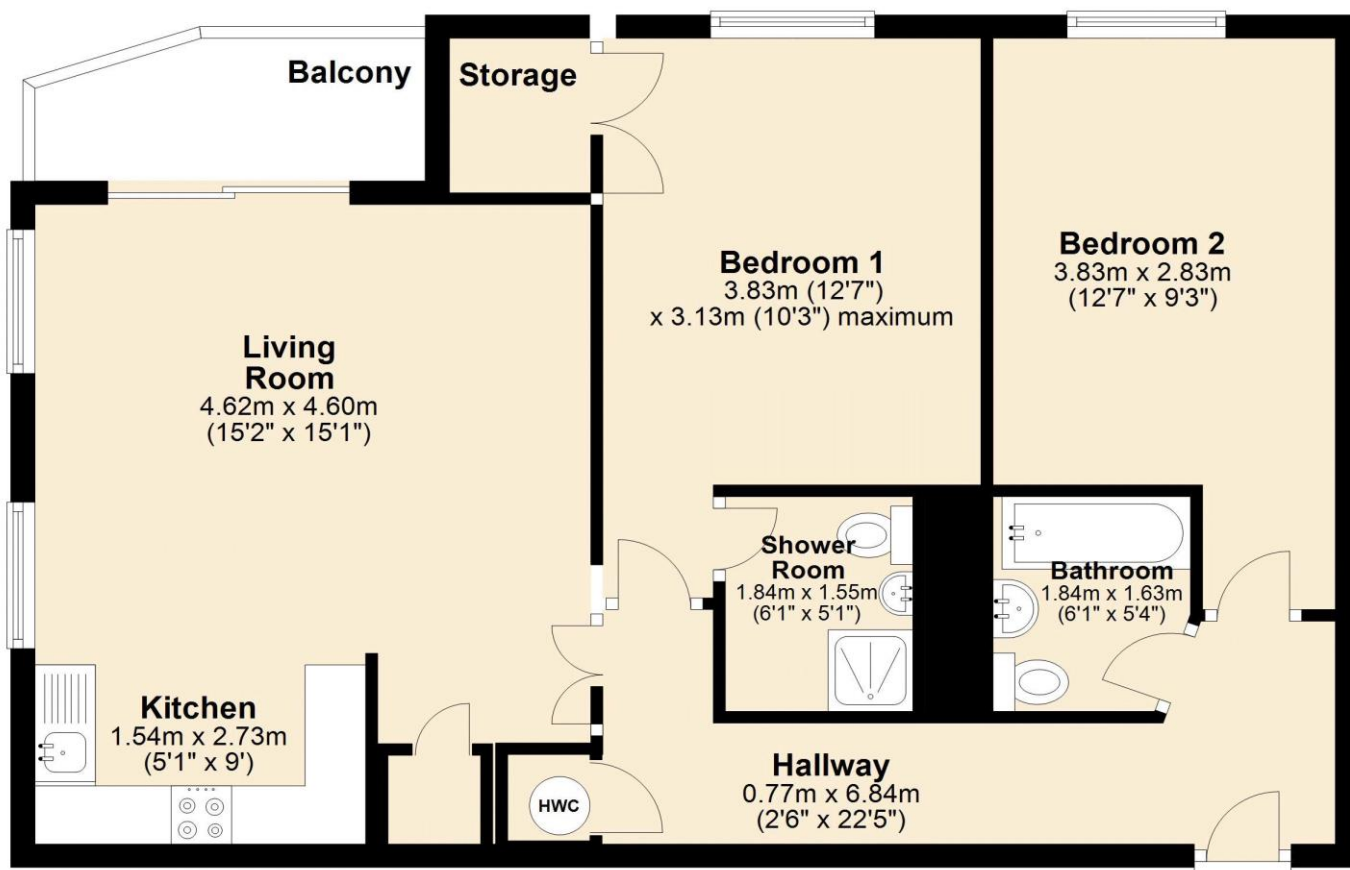
Lease Length 972 Years

Ground Rent £1.00

Service Charged £3,292 Per Annum

## Second Floor

Approx. 69.5 sq. metres (747.6 sq. feet)



Total area: approx. 69.5 sq. metres (747.6 sq. feet)





