



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 Two Bathroom Apartment ****

**** Residents Gym ****

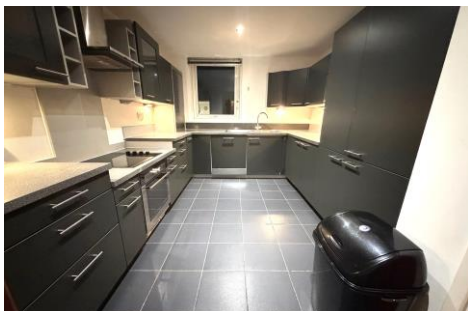
**** Secure Underground Parking ****

**** Direct Dock Views ****

**** Offered Chain Free ****

**** EPC Rating C ****

**** Council Tax F ****



Aegean Apartments, London

Offers in Excess of £475,000 Leasehold

Offered chain free is this second floor high quality two bedroom two bathroom apartment with a large reception room that has a balcony with direct views over the dock. En-suite to the master bedroom and main family bathroom, separate fully fitted kitchen.

The building has a resident's gym, 24 hours concierge, conveniently located close to transport links and local amenities

The apartment benefits from double glazed windows and balcony doors, dock views and comes with secure underground parking.

Entrance Hall

Laminate flooring, wall mounted electric heater, doors to all rooms, storage cupboard.

Lounge/Diner

Laminate flooring, two wall mounted heaters, double glazed window to side, double glazed balcony doors to front giving access to balcony.

Kitchen

Separate kitchen with a range of wall and base level units, integrated appliances including dishwasher, fridge freezer, washing machine, electric oven, four ring electric hob with extractor fan over, stainless steel sink with mixer tap over, tiled flooring, double glazed window to side.

Bedroom One

Carpet flooring, fitted wardrobe, wall mounted electric heater, double glazed window to side, double glazed door to rear giving access to Juliette balcony, door to en-suite.

En-Suite

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

Bedroom Two

Carpet flooring, wall mounted electric heater, double glazed door to Juliette balcony to rear.

Bathroom

Tiled flooring and splash back, bath with mixer tap over, sink with mixer tap over, low level wc, towel rail.

Lease Information:

Lease Length 150 Years

Ground Rent £250 per annum

Service Charges £7,000 per annum



Total area: approx. 101.0 sq. metres (1086.7 sq. feet)



