



SPENCER JAMES
RESIDENTIAL

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- ** Fifth Floor Two Bed Two Bath Apartment ****
- ** Offered Chain Free ****
- ** Breath taking Views of The River Thames ****
- ** Secure Underground Parking ****
- ** 24 Hour Security/Porter ****
- ** Dual Aspect Balcony ****
- ** EPC Rating C ****
- ** Council Tax Band E ****



**Sheerness Mews, London
Freehold**

Offers in the Region Of £390,000 Share Of

This beautifully presented fifth two-bedroom, two-bathroom apartment boasts stunning dual aspect river views and is located on a popular riverside development. Internally the tastefully decorated property comprises of a stunning open plan living room and modern kitchen with dual aspect river views with a balcony facing directly onto the River Thames. Further accommodation includes two well-proportioned double bedrooms with the master benefitting from a modern en-suite shower room in addition to a further family bathroom and spacious hallway. Externally the property benefits from 24-hour security/Estate Office, allocated secure underground parking for one car with parking for a second vehicle unallocated, lift access and well-maintained communal grounds. The popular development is located within walking distance of both Gallions Reach and King George V DLR Stations with easy access to the Elizabeth Line, Jubilee Line and London City airport. (EWS1 A1 RATED).

- **Breathtaking river views:** Dual-aspect outlook with a balcony facing directly onto the River Thames
- **Spacious open-plan living:** Elegant living room seamlessly connected to a dining area with hanging pendant lights and a high-spec refurbished modern kitchen featuring marble porcelain finishes, black highlights, and under-cabinet lighting. Includes a SMEG refrigerator, Neff hob, Bosch dishwasher, modern sink with pullout tap, and a dedicated pantry area
- **Two generous double bedrooms:** Both with integrated illuminated wardrobes; the master bedroom includes a dedicated illuminated dressing area and large shelved cupboards
- **Two luxury bathrooms:** Contemporary fully refurbished en-suite with a walk-in rain shower, plus a fully refurbished family bathroom with a free-standing bath and ground-level shower. Both bathrooms feature marble porcelain finishes, black highlights, and modern fittings such as a wall-hung WC with bidet shower, wall-hung wash basin with mixer taps, storage underneath, illuminated mirrors, and a heated towel rack
- **Fully refurbished interiors:** Grey luxury vinyl tiled flooring, Philips LED ceiling lights with premium black-nickel switchboards throughout, double-glazed windows, wall-mounted electric heaters, and an air humidifier
- **Enhanced water quality:** Equipped with a Harvey water softener and RO water filter system for pure, softened water throughout the home
- **Secure parking:** Allocated underground parking plus an additional unallocated space available
- **Exclusive amenities:** Popular riverside development with 24-hour on-site security and Estate Office, lift access, landscaped communal grounds, and an AstroTurf private balcony
- **Outstanding connectivity:** Walking distance to Gallions Reach & King George V DLR; easy access to the Elizabeth Line, Jubilee Line, and London City Airport. Close to Canary Wharf and Bank
- **Family-friendly:** Close to outstanding Ofsted-rated schools

Accommodation Comprises:

Entrance Hall

Grey laminate flooring, wall mounted electric heater, cupboard housing hot water tank.

Open Plan Living Room

Double glazed twin tilt and turn doors to balcony, double glazed window to side aspect, wall mounted electric heater, grey laminate flooring.

Kitchen Area

Fitted with a range of eye and base level in gloss white, worktops with sink and mixer tap, integrated oven, hob, extractor fan over, double glazed window to side aspect, grey laminate flooring.

Bedroom One

Double glazed window to rear aspect, wall mounted electric heater, grey laminate flooring, integrated cupboard/wardrobe.

En-Suite Shower Room

Three-piece suite comprising a large shower cubicle, low level WC, pedestal hand wash basin with storage under and mixer tap over. Majority tiling to walls and floor.

Bedroom Two

Double glazed window to rear aspect, wall mounted mobile controlled heater, carpeted flooring.

Bathroom

Three-piece suite comprising of a free-standing bath with shower attachment, low level wc and pedestal hand wash basin with mixer tap over and storage underneath. Majority tiling to walls and floor.

Externally

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.

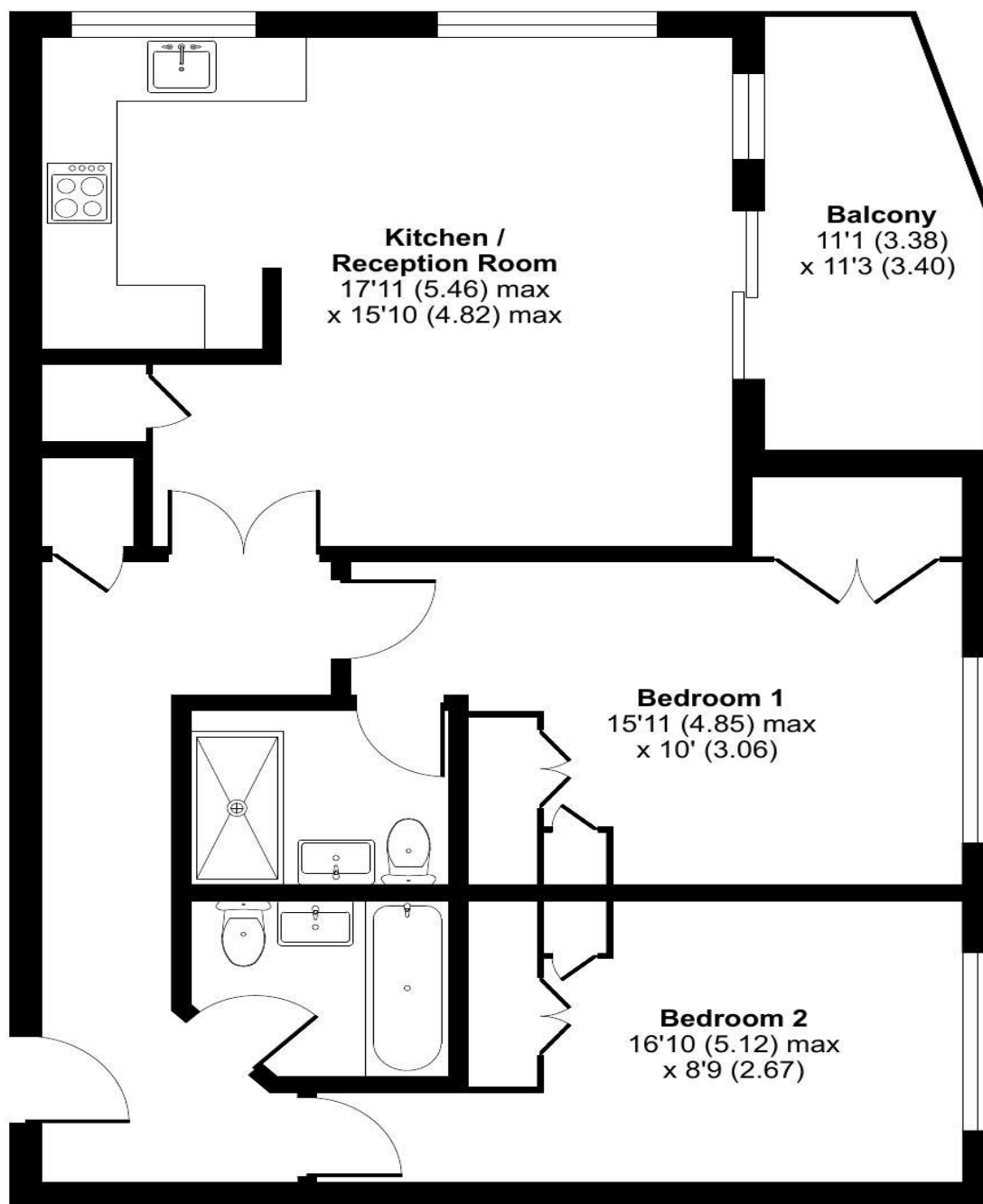
Lease Details

EWS1-	A1 rated for mortgage peace of mind
Lease Remaining -	970 Years
Ground Rent -	£0
Service Charge -	£3,292 per annum (Includes water bill)

Sheerness Mews, London, E16

Approximate Area = 771 sq ft / 71.6 sq m

For identification only - Not to scale



FIFTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Spencer James Residential. REF: 1369366



