



**SPENCER JAMES**  
RESIDENTIAL

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**\*\* Two Bedrooms, Two Bathrooms \*\***

**\*\* Spacious Open Plan Living Area \*\***

**\*\* Secure Parking Included \*\***

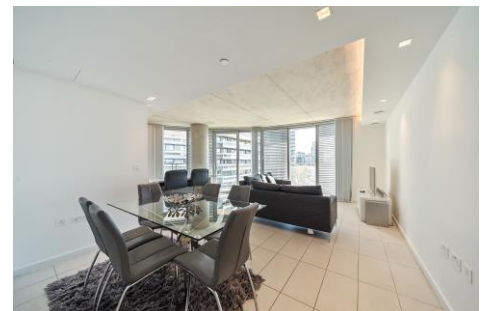
**\*\* Wrap Around Balcony \*\***

**\*\* Underfloor Heating Throughout \*\***

**\*\* Residents Gym, Business Lounge & Concierge \*\***

**\*\* EPC: B / Council Tax: D \*\***

**\*\* Floor Area: 915 Sq/Ft (85 Sq/M) \*\***



**Tidal Basin Road, Royal Victoria Dock, E16  
(Leasehold)**

**Offers in Excess of £500,000**

A stunning two bedroom, two bathroom apartment located on the fifth floor of a striking landmark building within a stones throw of Royal Victoria DLR.

Internally the property boasts a spacious open-plan living room and modern kitchen, two double bedrooms with the master benefitting from a modern en-suite shower room in addition to a further modern family bathroom and spacious hallway with ample storage.

Externally the property boasts an impressive wrap-around balcony with dock views, an allocated secure parking space, 24 hour concierge, residents business lounge and residents gym.

Located within a short walk to the DLR, ExCel Exhibition Centre and a range of bars and restaurants on your doorstep.

### **Accommodation Comprises:**

#### **Lounge/Diner**

Tiled flooring, under floor heating, double glazed windows to side over looking the docks, open plan to kitchen, double glazed balcony door giving access to balcony.

#### **Kitchen Area**

Range of eye and base level units, kitchen appliances including electric oven, four ring electric hob with extractor over, fridge freezer, dishwasher, sink with mixer tap, double glazed window to side, open plan to lounge.

#### **Bedroom One**

Carpet flooring, built in wardrobe, door to en-suite shower room, double glazed door to balcony.

#### **En-Suite Shower Room**

Fully tiled shower room, wall mounted towel rail, three piece suite comprising of low level wc, wash hand basin with mixer tap over, large shower cubicle, large mirror.

#### **Bedroom Two**

Carpet flooring, built in wardrobe, door to bathroom, double glazed door to balcony.

#### **Family Bathroom**

Fully tiled bathroom, wall mounted towel rail, three piece suite comprising of low level wc, wash hand basin with mixer tap over, bath with mixer tap over with shower head, large mirror, door to bedroom two.

#### **Balcony**

Wrap around balcony providing large external space.

#### **Externally**

Allocated underground parking, 24 hour concierge, residents gym, residents business lounge, lift access.

#### **Lease Details**

Service Charge - £4200 per annum

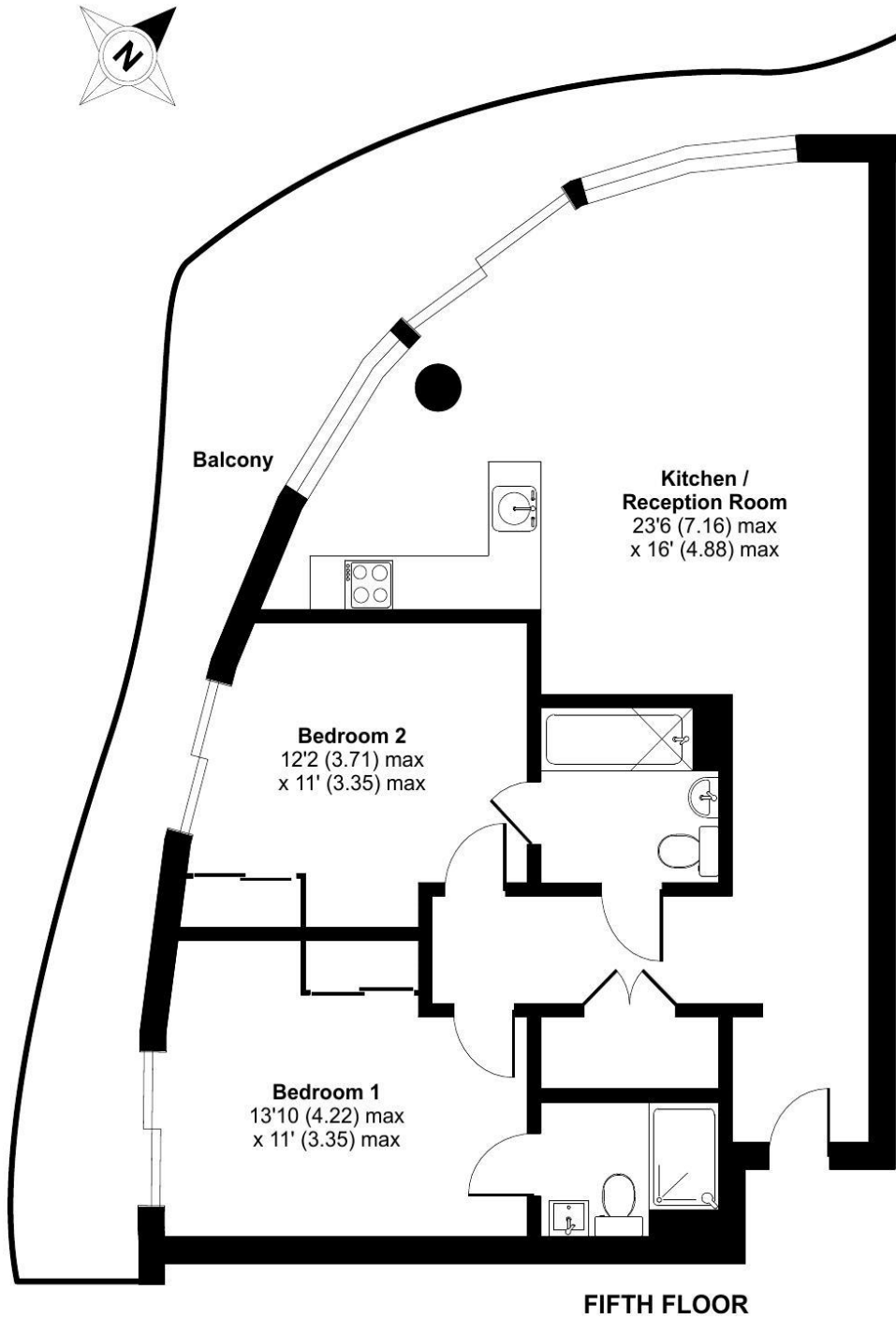
Ground Rent - £450 per annum

Lease Remaining - 991 Years

## Tidal Basin Road, London, E16

Approximate Area = 916 sq ft / 85.1 sq m

For identification only - Not to scale





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