



SPENCER JAMES
RESIDENTIAL

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**** One Bedroom Duplex Apartment ****

**** Modern Integrated Kitchen ****

**** Modern Bathroom ****

**** Gas Central Heating ****

**** UPVC Double Glazing ****

**** Permit Parking ****

**** EPC: B / Council Tax Band: B ****

**** Floor Area: 533 Sq/Ft (49.5 Sq/M) ****



Glenister Street, London, E16

Offers in Excess of £210,000 (Leasehold)

Spencer James are pleased to offer this recently constructed one bedroom duplex apartment located within walking distance of King George V DLR.

Internally the ground floor comprises of a modern open plan living room and modern kitchen with integrated appliances. The first floor benefits from a double bedroom in addition to a modern shower room.

Further benefits include gas central heating, UPVC double glazing and residents permit parking.

The property is located within a short walk of King George V DLR with easy access to London City Airport, the Jubilee Line and Elizabeth Line.

Entrance Hall

Digital thermostat, telephone entry point, radiator, laminate wood effect flooring.

Open Plan Living Room

Double glazed window and door to side aspect, radiator, laminate wood effect flooring.

Kitchen Area:

Fitted with a range of eye and base level units with work surfaces incorporating a stainless steel sink and mixer tap, integrated cooker, hob, extractor, dishwasher, washing machine and fridge freezer. Laminate wood effect flooring.

First Floor Landing

Bedroom

Double glazed window to side aspect, radiator, carpeted flooring.

Shower Room

Majority tiled three piece suite comprising a shower cubicle, low level wc and pedestal hand wash basin.

Externally

Residents permit parking.

Lease Details

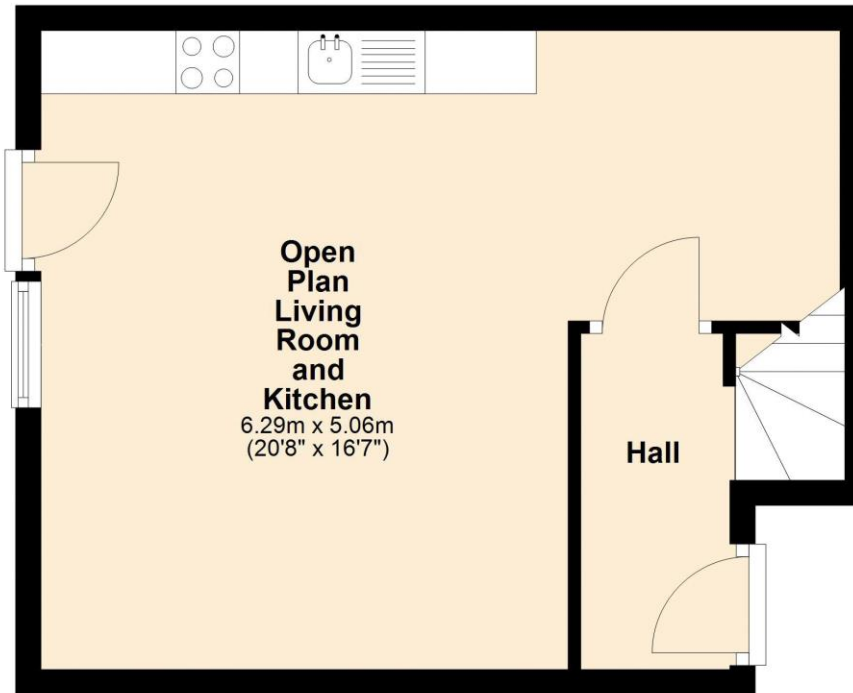
Lease Remaining - 125 Year Lease to be registered on purchase.

Service Charge - £1415.16 per annum.

Ground Rent - No ground rent payable

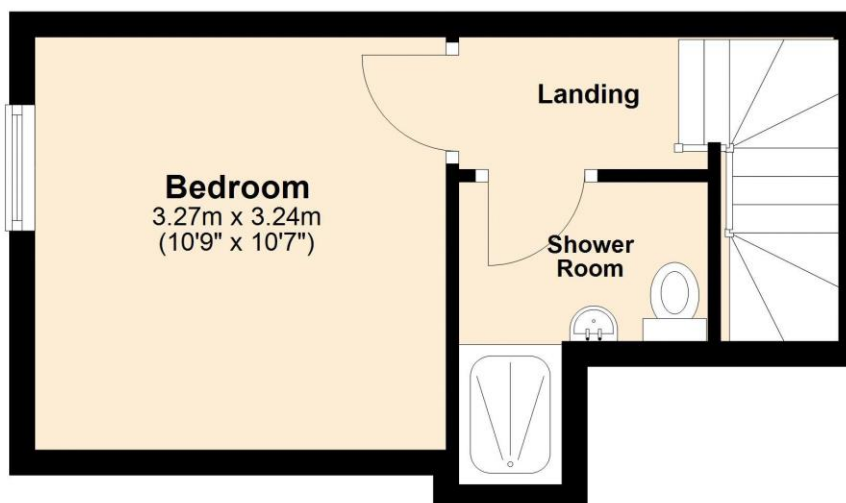
Ground Floor

Approx. 30.6 sq. metres (328.8 sq. feet)



First Floor

Approx. 19.0 sq. metres (204.2 sq. feet)



Total area: approx. 49.5 sq. metres (533.0 sq. feet)



