



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 Bedrooms ****

**** Direct Dual Aspect River Views ****

**** Secure Underground Parking ****

**** EPC: TBC / Council Tax Band: E ****

**** Two Bathrooms ****

**** Recently Fitted Kitchen ****

**** 24 Hour/Security Estate Office ****

**** Floor Area: 758 Sq/Ft (73.4 Sq/M) ****



Inverness Mews, Galleons Lock, E16

£365,000 (Share of Freehold)

This beautifully presented 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).

Accommodation Comprises:

Entrance Hall

Engineered wood flooring, wall mounted mobile controlled 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 mobile controlled heater, engineered wood flooring.

Kitchen Area

Fitted with a range of eye and base level units with solid oak worktops incorporating a composite sink and mixer tap, integrated cooker, hob, extractor and dishwasher. Feature splashback and window sill tiles. Double glazed window to side aspect. Engineered wood flooring.

Bedroom One

Double glazed window to rear aspect, wall mounted mobile controlled heater, carpeted flooring, integrated cupboard/wardrobe.

En-Suite Shower Room

Three piece suite comprising a shower cubicle, low level wc, and pedestal hand wash basin. 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 a paneled bath with shower attachment, low level wc, and pedestal hand wash basin. 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

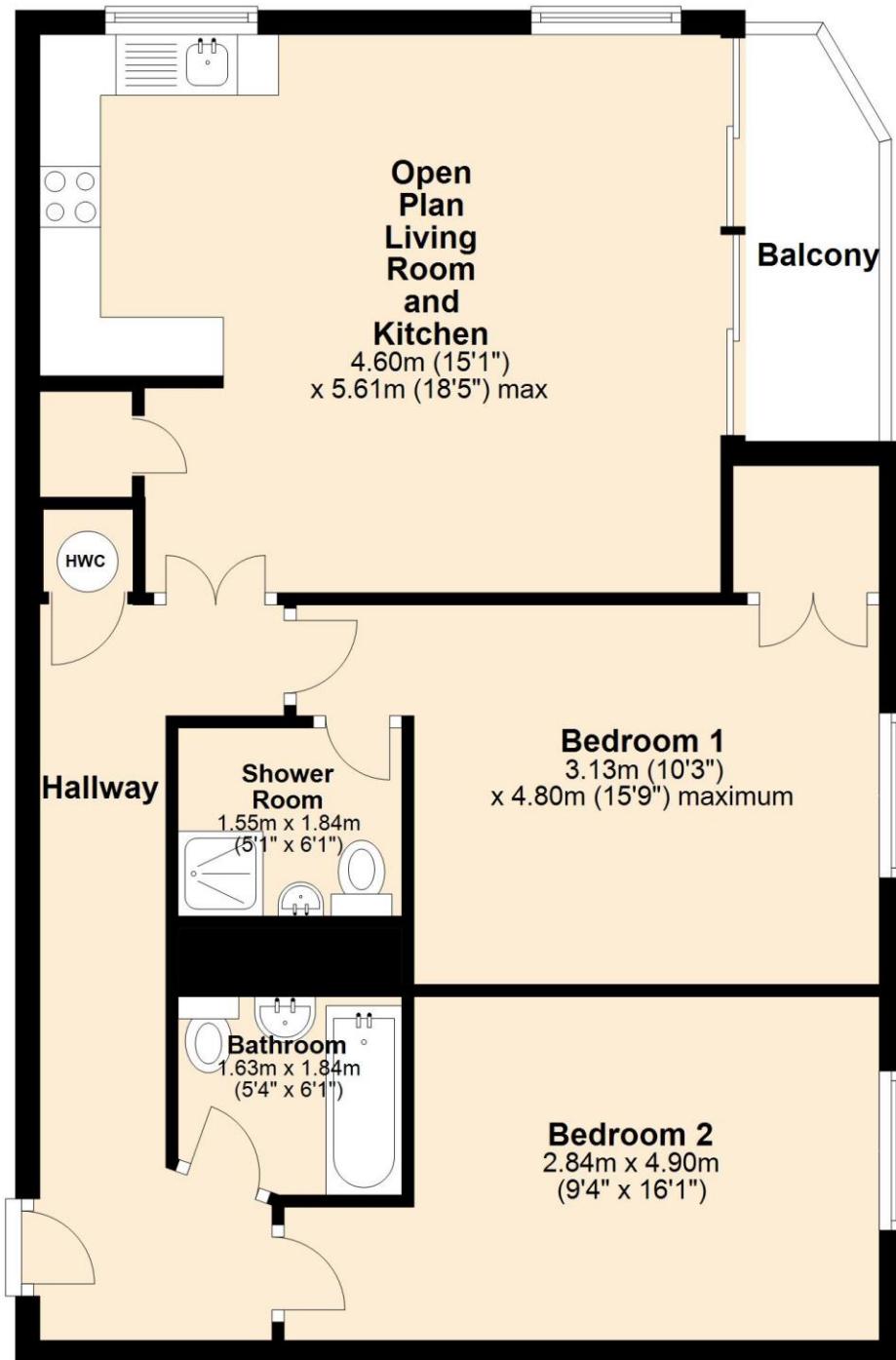
Lease Remaining - 972 Years

Service Charge - £3292 per annum (Includes water bill)

Ground Rent - £1 per annum

Fourth Floor

Approx. 69.7 sq. metres (750.3 sq. feet)



Total area: approx. 69.7 sq. metres (750.3 sq. feet)



