



**SPENCER JAMES**  
RESIDENTIAL

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**\*\* Two Bedrooms \*\***

**\*\* Two Bathrooms \*\***

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

**\*\* Recently Fitted Kitchen \*\***

**\*\* Secure Underground Parking \*\***

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

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

**\*\* 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**

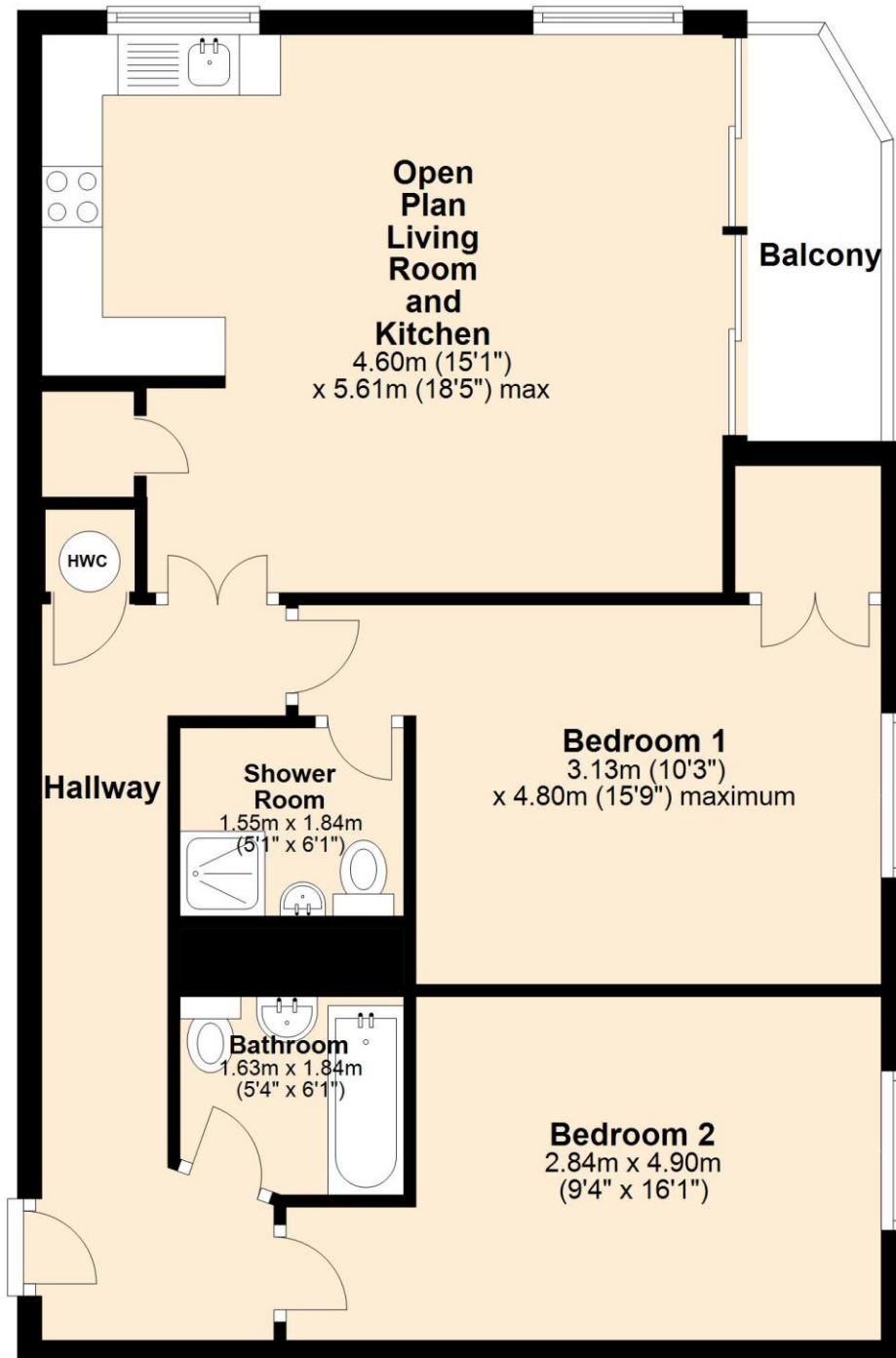
Lease Remaining - 972 Years

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)





