

UK Property Group



103 The Galley, Basin Approach, London,
Newham, E16 2QW

GUIDE PRICE: £395,000

Property Particulars



Kitchen / Lounge

5.93 x 5.76sqm Comprises of wall and base units, integrated Appliances and dual sink with mixer tap. Kitchen has tiled splash backs and marble effect worktops. An Island with additional units and wine rack. The Lounge area is spacious and benefits from dual aspect windows overlooking the river. Patio doors leading to a private balcony with river views.



Master Bedroom

2.85x 6.14sqm A good sized room with built in wardrobes. Windows overlooking the river and ensuite bathroom

Ensuite 1.46 X 1.23 sqm A spacious ensuite comprising of base units holding the sink and toilet. Double shower and large mirror wall



Bathroom - 2.99 X 2.05sqm

A spacious bathroom with built in toilet and sink with storage cupboards. Bath with shower over bath and shower screen.

Brief Summary

UK Property Auctions are proud to bring to the market this 2-bed spacious riverside apartment.

ACCOMODATION

This modern ground floor accommodation comprises of a spacious entrance hall, leading on to an open plan kitchen/diner, master bedroom with En-suite, second bedroom and family bathroom.

Hallway 1.33 x 7.03sqm- An open spacious hallway newly decorated with wooden flooring and wooden internal doors.

Kitchen / Lounge 5.93 x 5.76sqm Comprises of wall and base units, Intergrated Appliances and dual sink with mixer tap. Kitchen has tiled splash backs and marble effect worktops. An Island with additional units and wine rack. The Lounge area is spacious and benefits from dual aspect windows overlooking the river. Patio doors leading to a private balcony with river views.

Master Bedroom - 2.85x 6.14sqm A good sized room with built in wardrobes. Windows overlooking the river and ensuite bathroom

Ensuite - 1.46 X 1.23 sqm A spacious ensuite comprising of base units holding the sink and toilet. Double shower and large mirror wall

Bedroom Two 2.50 x 5.51sqm - A good sized bedroom with Mirrored Wardrobe storage. This would make a great dressing room

Bathroom - 2.99 X 2.05sqm - A spacious bathroom with built in toilet and sink with storage cupboards. Bath with shower over bath and shower screen.

INCOME

Other properties in the area are currently achieving in excess of £2000 per month are in high demand

TENURE

Leasehold with 182 years remaining

LOCATION

Property is in a fantastic Riverside location with dual aspect views over the river. Close to all local amenities. With Galleons Reach DLR Station being only 0.18 miles away. London City Airport 0.98 miles away and London City Airport DLR Station 1.04 miles away.

Terms of Sale

Property is for sale by the modern method of auction. This is an unconditional sale. The Purchaser shall pay a 5% deposit (subject to a minimum of £5,000) upon the fall of the hammer. In addition, a 3% Buyers Premium, Subject to a minimum £6000 and contracts are exchanged. The purchaser is legally bound to buy, and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

Pre-Auction Offers

Some vendors will accept offers prior to auction; however, these must be above the guide price to be considered. If any such offer is accepted the property will still be sold under auction terms and conditions.

General

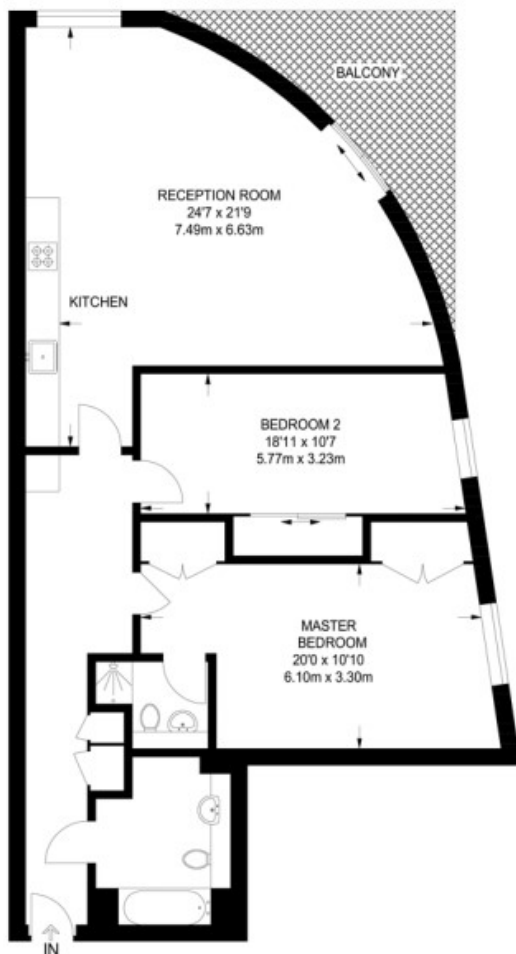
While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Uk Property and we will be pleased to check the position for you.

The Agent has not tested the utilities, appliances, or inspected the roof space. The floor plans and dimensions are for guidance only.

Services

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	65	65
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
1096 SQ FT / 101.8 SQ M