






Kempsters
ESTATE AGENTS

Flat 19 Montfort House Galbraith Street  1  1  1
London E14 3HE

Asking price
£255,000

This 2nd floor apartment is situated on the popular Isle of Dogs close to Crossharbour and South Quay DLR stations and comprises of an open plan lounge with large windows, adjoining kitchen area, double bedroom with fitted wardrobes and balcony and a tiled bathroom.



- Lounge 16'5 x 9'4 with Large Windows
- Bedroom 13'7 x 9'2 with Fitted Wardrobes
- Kitchen 9'2 x 5'4
- Bathroom 7'8 x 4'8
- Parking
- 5 Minute Walk to Crossharbour DLR
- Easy Access to Canary Wharf and the City
- Balcony
- Communal Garden Area
- Service Charge only £824 a year

ENTRANCE HALLWAY

5'6 x 2'8 (1.68m x 0.81m)

Tiled Floor, two built in cupboards and door leading into:-

LOUNGE

16'5 x 9'4 (5.00m x 2.84m)

Painted ceiling and walls, tiled floor, large double glazed windows to front, radiator double doors leading to bedroom and open plan area to:-

KITCHEN

9'2 x 5'4 (2.79m x 1.63m)

Smooth ceiling with spotlights, double glazed window to rear, partially tiled walls, tiled floor, small built in cupboard, range of wall and base units with contrasting work surface, electric hob with extractor over and electric over under, stainless steel sink with mixer tap, space for free standing fridge/freezer and space for washing machine.

BEDROOM & BALCONY

13'7 x 9'2 (4.14m x 2.79m)

Smooth painted ceiling and walls, double glazed window to front, door leading to balcony, fitted wardrobes, laminated floor and double doors leading into lounge.

BATHROOM

7'8 x 4'8 (2.34m x 1.42m)

Smooth painted ceiling, double glazed window to rear, fully tiled walls and floor, bath with mixer tap and shower over with surrounding curtain, low flush toilet and hand basin on a pedestal.

LEASE AND SERVICE DETAILS

Lease has 88 Years remaining. The vendor has stated that it would cost around £9000 to increase the lease to 125 Years.

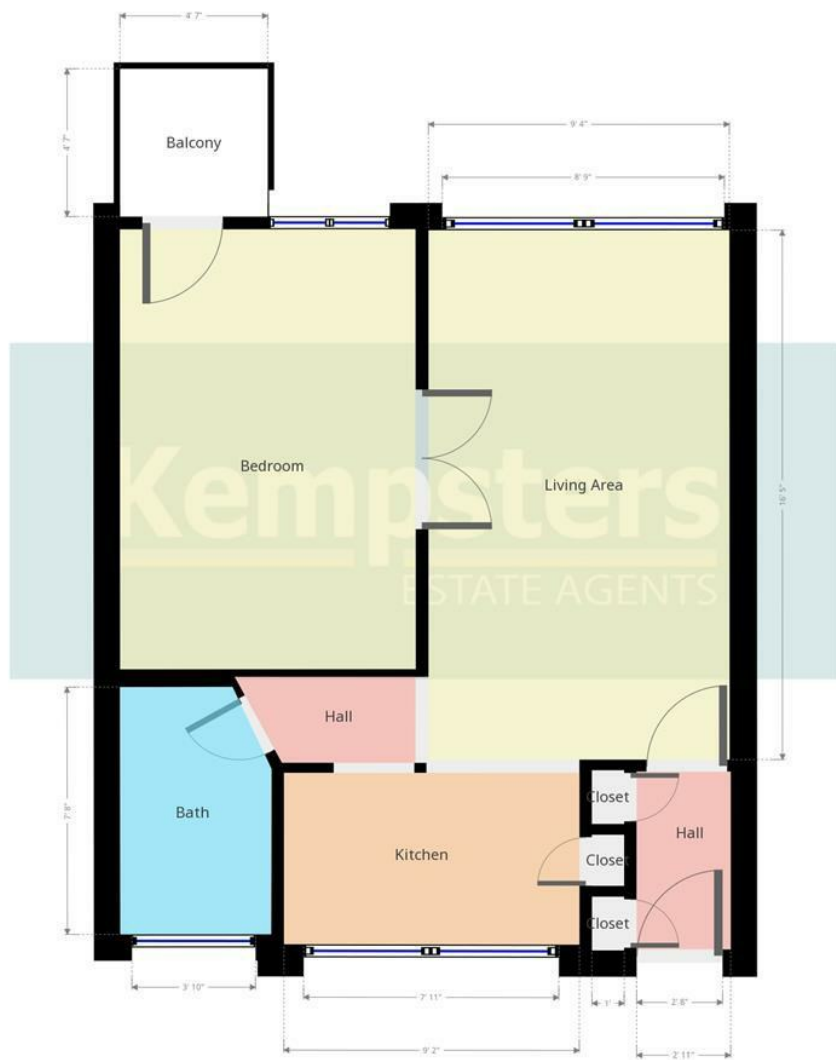
Service charge is £824.40 per annum

Ground rent £68.70 per annum









Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate...

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-91kWh/m ² A			
90-81kWh/m ² B			
80-71kWh/m ² C			
70-61kWh/m ² D			
60-51kWh/m ² E			
50-41kWh/m ² F			
40-31kWh/m ² G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
95-91kWh/m ² A			
85-81kWh/m ² B			
75-71kWh/m ² C			
65-61kWh/m ² D			
55-51kWh/m ² E			
45-41kWh/m ² F			
35-31kWh/m ² G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		