



Otter Close Stratford E15 2PZ

Studio Apartment With Semi-Separate Sleeping Area Guide Price £250,000 - £280,000 Leasehold



David Daniels Professional Property Services are delighted to offer for sale this well presented third floor studio apartment with semi-separate sleeping area.

This riverside property is ideally located with excellent transportation links and amenities. Benefitting a Juliet balcony, underfloor heating and communal off street parking.



Entrance via:
communal door to communal hallway - stairs ascending to third floor - door to:

Hallway:
wall mounted entry phone - tiled floor covering - doors to:

Bathroom:



ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled splash backs - towel rail - cupboard housing water heater - tiled floor covering.

Studio Area:



double glazed window - Juliet balcony - power points - tiled floor covering - opening to Kitchen:

Studio Area:



Studio Area:



Juliet Balcony View:



Kitchen:



range of eye and base level units incorporating a sink with mixer taps and drainer - electric cooker point with extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - tiled floor covering.

Kitchen:



Additional Information:

Additional Information:

The current lease has 78 Years remaining.

The current service charge is £1700.00 per annum and is reviewed yearly.

The ground rent is £100.00 PA first 33 years
£200.00 PA second 33 years
£400.00 PA for remainder of the lease term.

Council Tax London Borough of Newham Band A.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

Mortgage

We offer a full range of mortgage and financial advice. Please call to discuss your requirements.

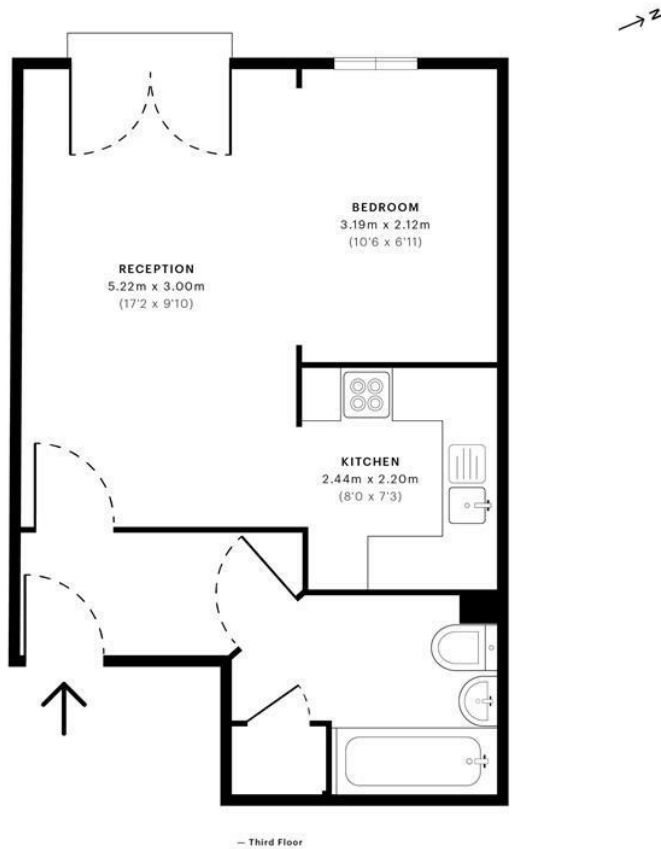
Viewing

To view this property please call us to make an appointment on 020 8555 3521.

Opening hours

Monday and Friday: 8.30 am - 6.00 pm Tuesday to Thursday:
8.30 am - 7.00 pm Saturday: 9.30 am - 5.00 pm





38.04 sqm / 409.46 sqft



3755 sqm / 39889 sqft



0.00 sqm / 0.00 sqft

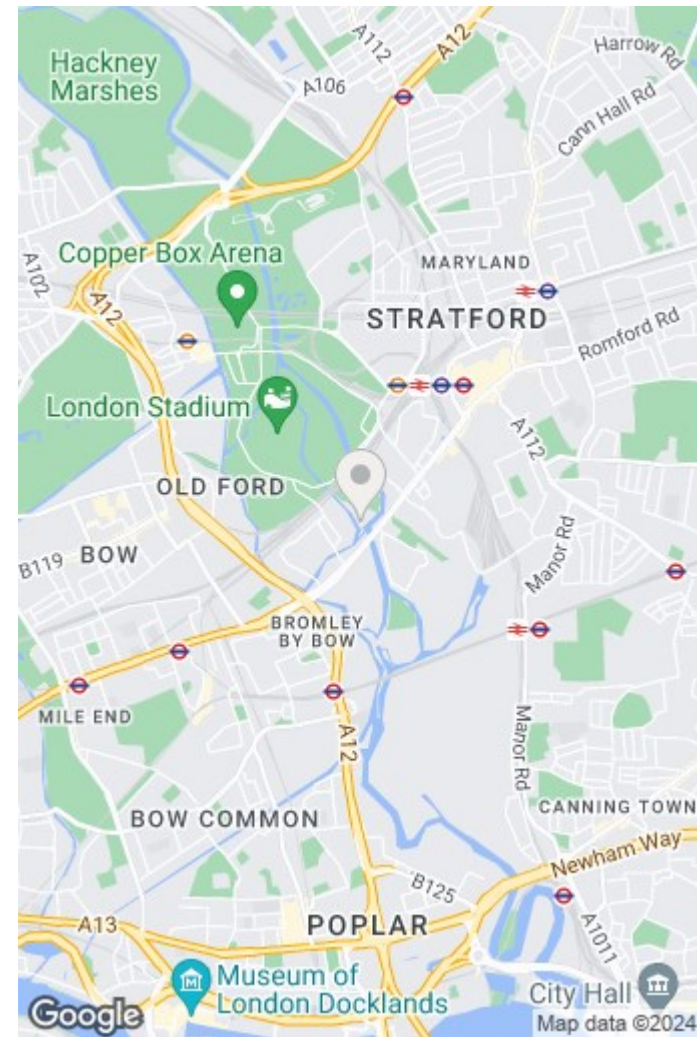


0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors Property Measurement Standards.
Plans and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths are the maximum points of measurement captured in the scan.

RICS ID: 563ad9c05de3cd9de5378663



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		63	67
England & Wales		EU Directive 2002/91/EC	

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.