



**Manbey Park Road Stratford E15 1EY**

**Two Bedroom First Floor Period Conversion with Garden £333,200 L/H**

David Daniels Professional Property Services are delighted to offer for sale this two bedroom first floor period conversion flat with rear garden.

Comprising of two bedrooms, spacious lounge, spacious three piece bathroom suite and a rear garden (please note the floorplan shows the approximate size of the rear garden as there is no fence indicating the boundary line, we await further confirmation of where the garden is officially split).

The property would make for an ideal first time purchase or buy to let investment with a potential rental income of £18,000.00 per annum.

Ideally located, the property is situated within easy reach of excellent bus connections, and both Maryland and Stratford stations which connect with the Jubilee, DLR, Elizabeth Line, Central Line as well as London Overground services.

Stratford has become one of the most vibrant and popular destinations in London with entertainment venues including Stratford circus, Theatre Royal Stratford, and Aspens Casino situated in the ever popular Westfield Stratford City which also offers a vast array of shops, bars and restaurants to cater for all tastes



**Entrance Via:**  
communal door to communal hallway - door to flat - stairs ascending to:

**Hallway:**  
access to loft - radiator - carpet to remain - doors to:

**Living Room:**



two double glazed windows to front elevation - radiator - power points - carpet to remain - opening to kitchen:

**Living Room:**



**Living Room:**



**Kitchen:**



range of eye and base level units incorporating a stainless steel 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 effect floor covering.

**Bathroom:**



obscure double glazed window to rear elevation - wall mounted boiler - three piece suite comprising of a panel enclosed bath with mixer tap to shower attachment - pedestal wash basin - low flush w/c - tiled splash backs - radiator - vinyl floor covering.

**Bedroom Two:**



obscure window to side elevation - radiator - power points - carpet to remain.

**Bedroom One:**

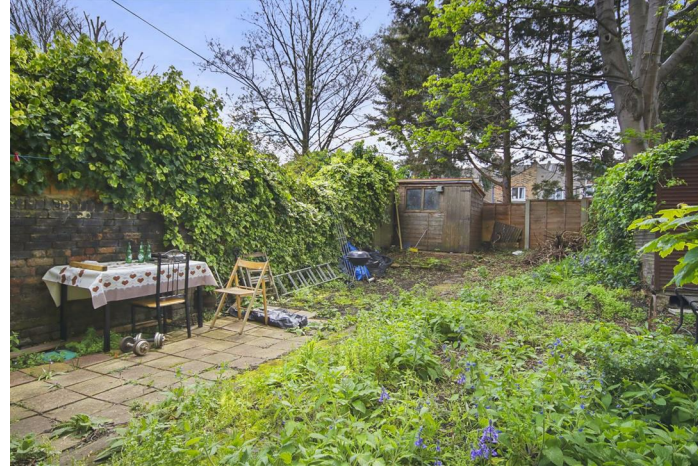


double glazed window to side elevation - radiator - power points - carpet to remain - double glazed door with stairs descending to the garden.

**Bedroom One:**



**Garden:**



(please note the floorplan shows the approximate size of the rear garden as there is no fence indicating the boundary line, we await further confirmation of where the garden is officially split).

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**Additional Information:**

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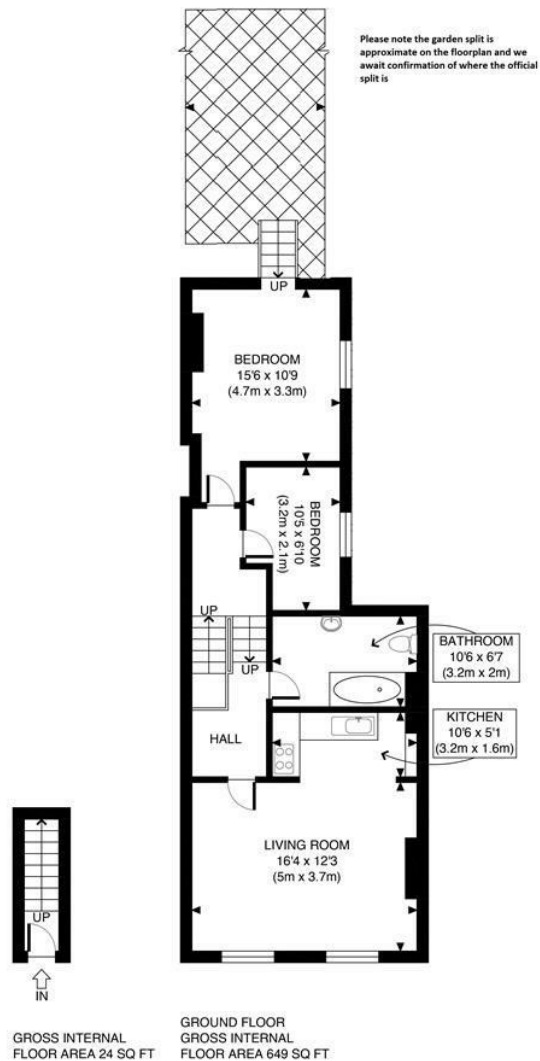
The lease has 81 Years remaining.

The ground rent is £45.00 per annum.

Council Tax London Borough of Newham Band B.

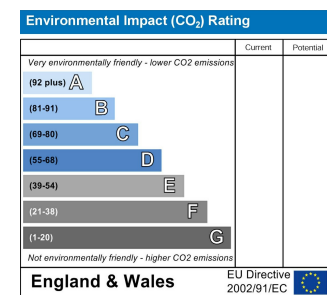
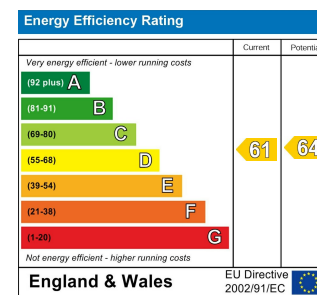
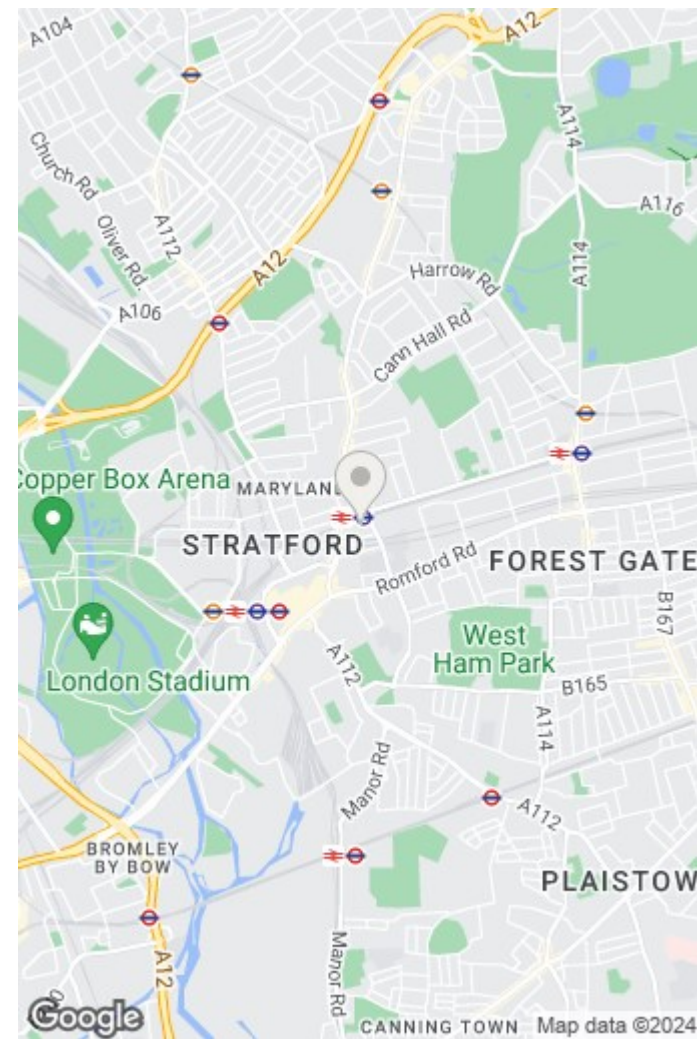
Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.





GROSS INTERNAL FLOOR AREA 24 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 673 SQ FT / 63 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	<b>Manbey Park Road</b> date: 26/04/23 
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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.



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