



Borthwick Road London E15 1UD

Two Double Bedroom Split level Period Conversion With A Kitchen/Diner £406,000 L/H



Introducing an exceptional opportunity for aspiring homeowners. Situated in a quaint and well-maintained residential tree-lined street, this delightful split level period conversion offers a comfortable and contemporary living experience.

Inside, the accommodation spans across a generous 89 square meters, offering ample space for all your needs. A bright and airy lounge greets you upon entering the property, providing the perfect ambience. The spacious kitchen/diner, ideal for showcasing your culinary skills, is certain to become the heart of the household.

Two double bedrooms are featured, ensuring plenty of room for restful nights. Additionally, the property boasts one bathroom and an ensuite, catering to your personal pampering and ensuring utmost convenience.

Furthermore, a rear garden awaits just beyond the property's threshold, providing an inviting space to enjoy the outdoors. The added benefit of off street parking further enhances the properties features.

Situated in proximity to Wanstead Flats, nature enthusiasts will appreciate the nearby green spaces, perfect for leisurely strolls or invigorating runs.

Stroll through the streets and discover a host of local amenities, including charming boutiques, trendy cafes, and delightful restaurants, catering to all tastes and preferences. Excellent transport links, such as Stratford Tube Station, provide easy access to the rest of the city, allowing you to explore the numerous cultural and entertainment venues that Stratford has to offer.

With the property being in good condition, it presents an exciting opportunity for first-time buyers to seamlessly enter the property market.



Entrance Via

partially glazed door to communal hallway door to flat - stairs ascending to hallway.

Hallway

storage cupboard - power points - radiator - carpet to remain - stairs ascending to second floor landing - doors to:

Kitchen



double glazed windows to rear and side elevation - range of eye and base level units incorporating a stainless steel sink with mixer taps - cupboard housing Worcester boiler - 4 point gas hob extractor fan over - space for fridge freezer - integrated dishwasher - power points - tiled splashback - tiled effect floor flooring.

Bathroom



obscure double glazed window to side elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c - heated tail rail - tiled splashback - tiled effect flooring.

Bedroom Two



double glazed window to rear elevation - radiator - power points - carpet to remain.

Lounge



three double glazed windows to front elevation - two radiators - powerpoints - carpet to remain.

Lounge



Second Floor Landing

door to:

Bedroom One



double glazed window to rear elevation - built in wardrobe - radiator - powerpoints - carpet to remain.

Ensuite



obscure double glazed window to side elevation - three piece suite comprising of a shower cubicle with electric mixer taps - vanity sink suit - low flush w/c - heated towel rail - tiled splash backs - tiled effect flooring.

Garden



accessed via a side gate - there is a small section of communal garden which leads to the garden.

Additional Information:

Additional Information:

The lease has 97 Years remaining.

The current service charge is £0 per annum and is reviewed yearly.

The ground rent is £100.00 for the first 33 years

£200.00 PA second 33 years

£300.00 PA third 33 years

£400.00 for remainder of the lease.

Council Tax London Borough of Waltham Forest Band C

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

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Mortgage

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

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

Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Knight Richardson Solicitors £200.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

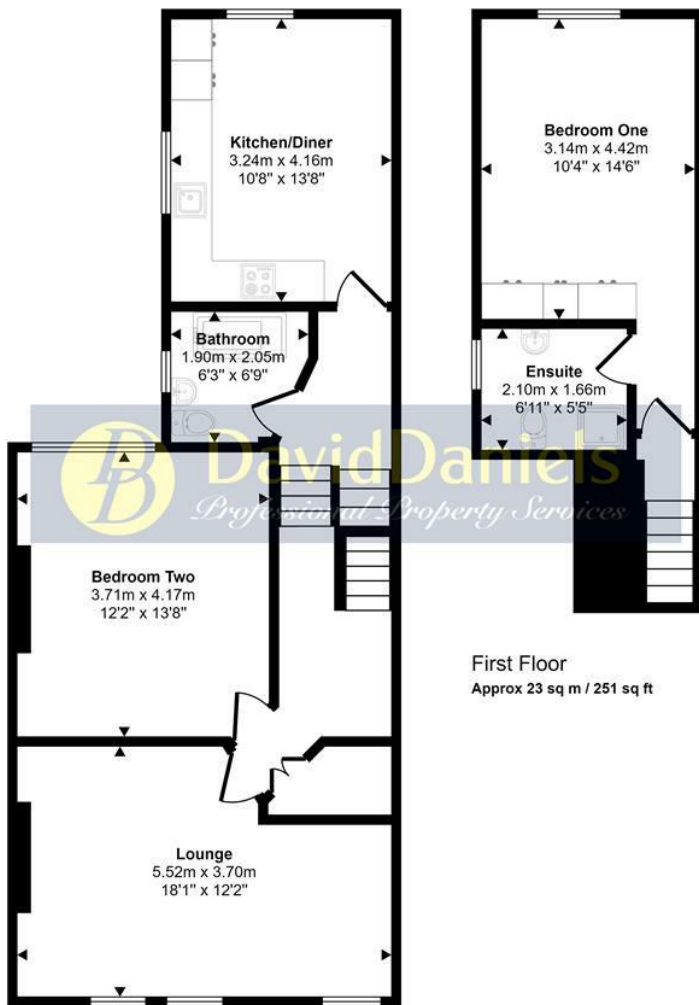
Please get in touch should you require a quotation and we will be pleased to organise this for you.

Viewing

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



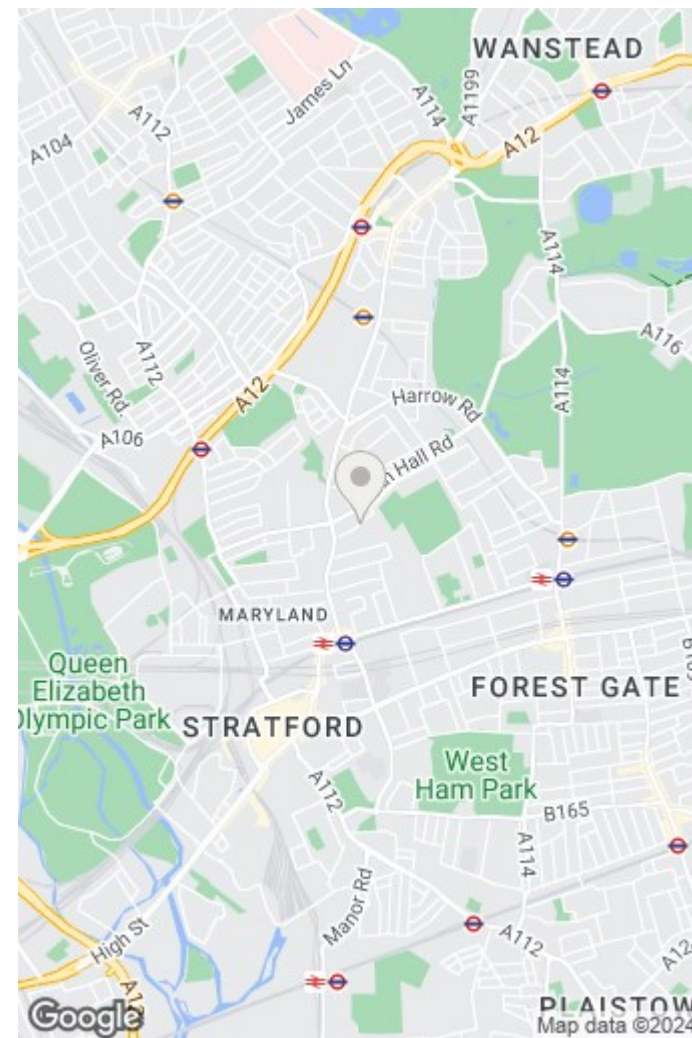
Approx Gross Internal Area
89 sq m / 955 sq ft



Ground Floor
Approx 65 sq m / 704 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		70	76
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	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			
England & Wales			
		EU Directive 2002/91/EC	



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