



**Dawlish Road Leyton E10 6QB**

**Well Presented Two Bedroom Flat With Own Rear Garden £350,000 L/H**



We are delighted to present this beautifully presented two-bedroom ground floor flat on Dawlish Road, E10.

Situated just a short stroll away from the vibrant High Road Leyton, this property offers not only a comfortable living space but also the convenience of excellent shopping facilities, tempting eateries, and trendy bars right at your doorstep.

As you step into this well-maintained flat, you'll be greeted by a warm and inviting atmosphere. The interior is thoughtfully designed, featuring two bedrooms. The living area is perfect for entertaining, and is bathed in natural light, creating a welcoming ambiance.

One of the standout features of this property is the delightful rear garden, offering a private oasis to relax, unwind, and enjoy some outdoor tranquillity.

The seller is committed to ensuring a seamless transition for the new owner by extending the lease in line with completion, providing peace of mind and long-term security.

#### Entrance Via

communal door to communal hallway - door to:

#### Hallway

wall mounted entry phone - power points - wood effect floor covering - doors to:

#### Bedroom 2



double glazed window to front elevation - radiator - power points - wood effect floor covering.

#### Lounge



double glazed bow window to front elevation - feature fireplace - radiator - power points - wood effect floor covering.

#### Bedroom 1



double glazed window to rear elevation - radiator - power points - wood effect floor covering.

## Bathroom



obscure double glazed window to rear elevation - wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c - tiled walls - heated towel rail - tiled floor covering.

## Bathroom



## Kitchen



double glazed window to rear elevation - cupboard housing boiler - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - integrated fridge/freezer - space and plumbing for washing machine - splashbacks - power points - tiled floor covering - door to rear garden.

## Kitchen



## Rear Garden

17'9" x 10'0" (5.43m x 3.07m)



### Additional Information:

The lease has 65 Years remaining. The seller will increase the lease to 125 years in line with completion.

The current service charge is £600.00 per annum and is reviewed yearly.

The ground rent is currently £500.00 per annum and doubles every 25 years (next increase 2044). Once the lease extension is complete the ground rent will be fixed at £250.00 per annum.

Council Tax London Borough of Waltham Forest Band B.

Parking: On Street, a permit must be acquired from the local council.

Accessibility: The property is situated on the ground floor.

An Ofcom online search shows that there is voice and data coverage via the following mobile networks: EE, Three, O2 and Vodafone.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please

make your own enquiries prior to making an offer.

The Property has Mains electric, Mains Gas, Mains water, mains sewerage and is heated via gas central heating.

The following is noted on the title register:

The following are details of the covenants contained in the Conveyance dated 16 June 1886 referred to in the Charges Register:- "AND whereas the premises were sold to the Purchaser subject to the Stipulations specified in the Second Schedule which refer to the said lithographed plan NOW therefore the Vendors (as to so much of the land to which the said Stipulations relate as remains vested in them) for themselves and their assigns and the Purchaser (as to the land hereby conveyed) for himself and his assigns do respectively covenant and grant with and to each other and as to the Purchaser also with and to the owners or owner of any other land to which the benefit of the said Stipulations is attached that the Covenantors and all persons claiming under them respectively will henceforth observe perform and comply with the said Stipulations so far as the same relate either to the rights or to the duties of the Purchaser or persons claiming under him in respect of the land hereby conveyed and that nothing shall ever be erected fixed placed or done upon the land as to which they respectively covenant in breach or violation or contrary to the fair meaning of the said Stipulations but this covenant is not to be held personally binding upon either the Vendors or the Purchaser or any other person except in respect of breaches committed or continued during their his or her joint or sole seizin of or title to the land upon or in respect of which such breaches shall have been committed SECOND SCHEDULE Stipulations relating to lots 414 to 439 inclusive

1. FENCES Each purchaser is forthwith to make and afterwards to maintain the boundary fences next the Roads and on the sides of his lot marked T within the boundary
2. BUILDING LINE Nothing is to be erected within 5 feet of the Leyton Road or within 10 feet of any other Road except fences and those not more than 6 feet high
3. VALUE OF BUILDINGS No house or part of a house shall be erected on lots 416 to 439 all inclusive of less value than £300 or on lots 414 and 415 of less value than £350 The value of a house is the amount of its net first cost in materials and labour of construction only estimated at the lowest current prices.
4. TRADES &c PROHIBITED The trade of an Innkeeper Victualler or Retailer of wine spirits or beer is not to be carried on upon any lot No building shall be erected or used as a shop workshop warehouse or factory and no trade or manufacture

shall be carried on nor any operative machinery be fixed or placed or any lot except lots 414 and 415 No hut shed caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment shall be erected made placed or used or be allowed to remain upon any lot and the Vendors or the owner or owners of any of the lots or any part thereof may remove and dispose of any such erection or other thing and for that purpose may break fences and forcibly enter any land upon which a breach of this Stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto.

5. ROADS Except when otherwise expressed all the ways are public highways and each lot includes the soil of half the way to the extent of its abuttal thereon Nevertheless (as between themselves and the Purchasers) the Vendors reserve the right to form and make any of the Roads at such levels with such gradients and in such manner as they may approve and for that purpose to make cuttings or embankments upon any lots and deposit or remove and dispose of any surplus earth or to make sewers or drains in any highway or to repair any such works No purchaser shall remove or disturb the soil or surface of any way except for the purpose of repairing the same or laying gas water or drain pipes from his lots to the Mains in any of which cases the Road shall be made good and the repair consolidated by the Purchaser to the satisfaction of the Vendors In order to preserve the ways on the Vendors' Estate called "Leyton No 6" from increased wear and tear and to prevent the use thereof for the development of other Estates no part of lots 415 and 419 to 427 shall at any time be formed or used as a way or portion of a way from any other Estate to any way already or hereafter made or laid out by the Vendors or their assigns on their said Estate without their consent in writing first obtained." NOTE: The land in this title comprises part of Lots 414 and 415. No boundary of the land in this title is marked T.

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

#### **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:

Sweeney Miller Solicitors & Knight Richardson Solicitors  
£240.00 INC VAT.

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.

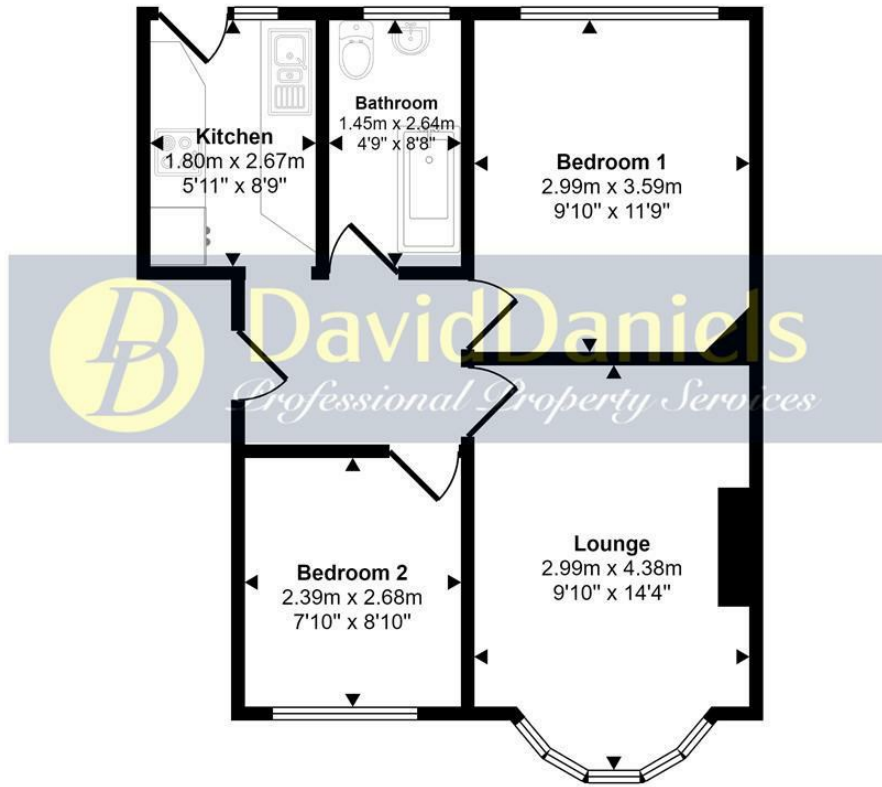
Please get in touch should you require a quotation and we will be pleased to organise this for you.

#### **Disclaimer**

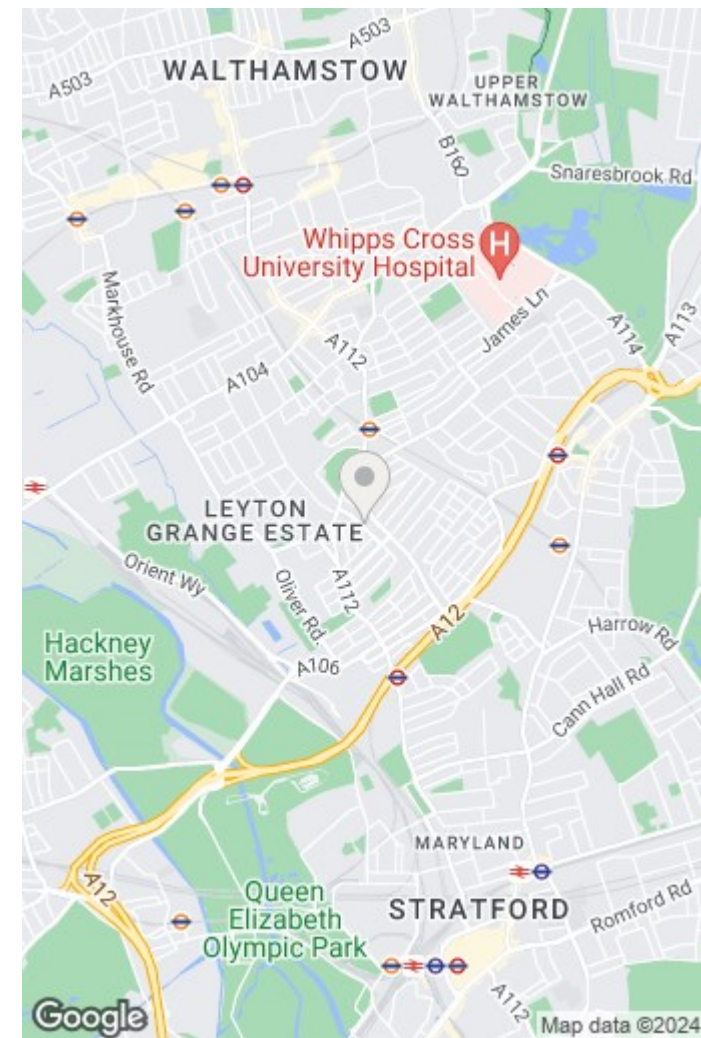
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, 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.



Approx Gross Internal Area  
45 sq m / 482 sq ft



Floorplan



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		71	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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