



Romford Road Stratford E15 4EJ

One Bedroom Third Floor Apartment with Communal Gym & Concierge Offers In Excess Of £254,000 L/H



We are pleased to present a one-bedroom, third-floor apartment that offers a perfect blend of convenience and value.

Featuring neutral decor throughout, providing a versatile backdrop for you to add your personal touch. The well-lit living space creates a warm and welcoming atmosphere, making it an ideal place to call home.

Residents of Quadrangle House enjoy the added benefits of a dedicated gym, promoting a healthy lifestyle within the comfort of your own community. Additionally, a concierge service is at your disposal, enhancing security and adding a touch of luxury to your everyday life.

Conveniently situated on Romford Road, this property provides easy access to the vibrant energy of Stratford. Stratford station and the renowned Westfield shopping centre are just a short distance away, ensuring that you are well-connected to the heart of London and all its amenities.



**Entrance Via:**

communal door to communal hallway - stairs and lift ascending to third floor - door to:

**Hallway:**

wall mounted entryphone - wall mounted electric heater - power points - wood effect floor covering - walk in cupboard housing water heater and consumer unit - doors to:

**Kitchen:**

range of eye and base level units incorporating a one and a half bowl stainless steel sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - integrated fridge/freezer - integrated washing machine - integrated dishwasher - tiled splash backs - power points - wall mounted electric heater - tiled floor covering - serving hatch to lounge.

**Lounge:**

double glazed window - wall mounted electric heater - power points - wood effect floor covering.

**Bedroom:**

double glazed window - wall mounted electric heater - power points - wood effect floor covering.

**Bathroom:**

ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps and shower over - vanity sink unit - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

## Communal Gym



### Additional Information:

The lease has 133 Years remaining.

Council Tax London Borough of Newham Band B.

The current service charge is £3686.00 per annum and is reviewed yearly.

The ground rent is £180.00 per annum and is reviewed every 25 years. details on the review are noted below:

The Rent shall be subject to review on each twenty-fifth anniversary of the Commencement Date and shall then be the sum of the Rent plus such sum as shall be the difference (in percentage terms) between the Review Value of the Block and the First Value of the Block BUT so that such reviewed rent shall never equal or exceed such a sum as would in appropriate circumstances create an inhibition on the premium capable of being charged on an assignment of the Demised Premises in the same manner as set out in Section 127 and Schedule 18 Part II of the Rent Act 1977 or any amending or similar legislation in which case the Rent shall be £1.00 less than the sum which would otherwise be charged rather than the amount which creates an inhibition on the premium

Parking: no parking is available for this property.

There is an EWS1 external wall fire review with an A2 rating, this is available to view upon request.

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 water, mains sewerage and is heated via electric heaters.

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

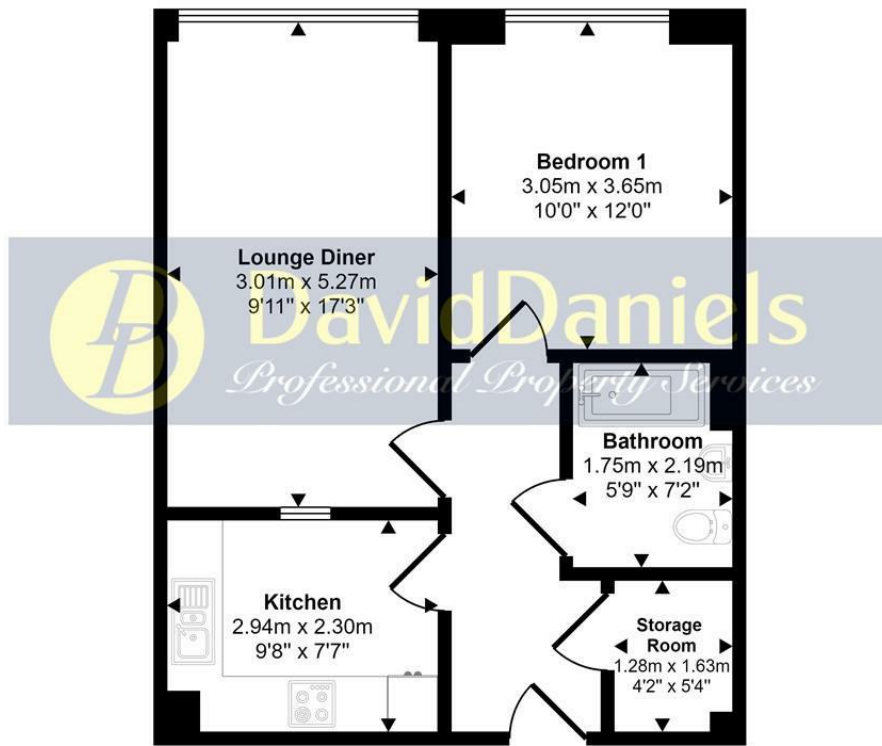
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted,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

### Viewing

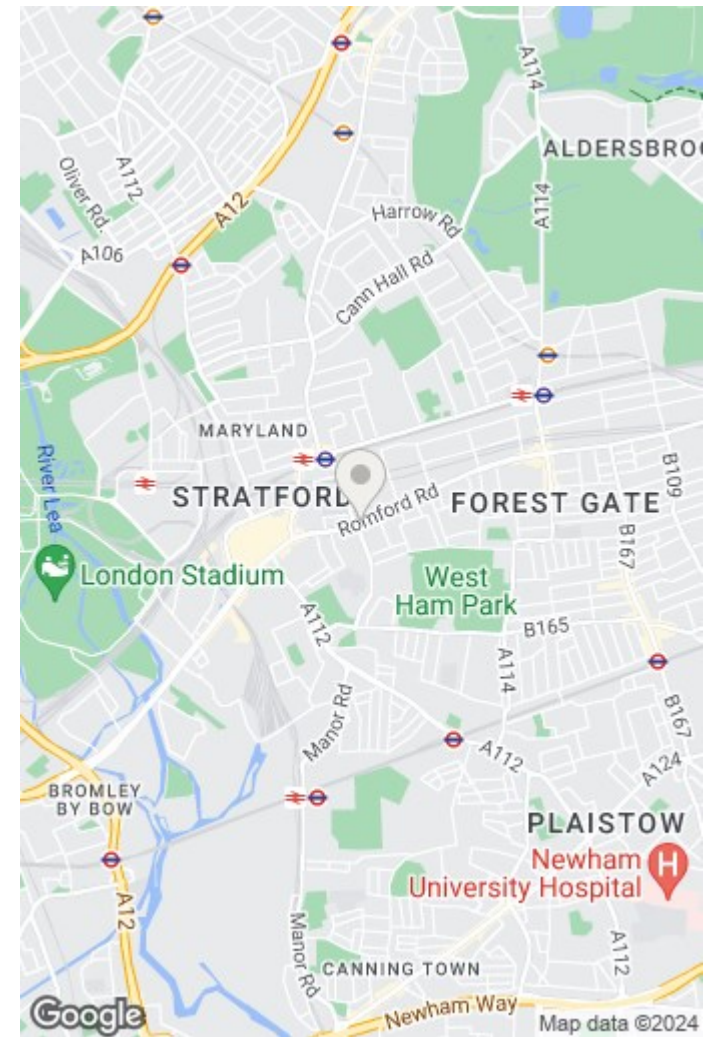
To view this property please call us to make an appointment on 020 8555 3521.



Approx Gross Internal Area  
48 sq m / 515 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		72	76
(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		58	59
(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	



**Stratford Office:**  
49c Leytonstone Road, Maryland Point, Stratford. London E15 1JA  
Telephone: 020 8555 3521

