



**Chesterton Terrace Plaistow E13 0DG**

**Well Presented One Bedroom First Floor Period Conversion Guide Price £308,700 - £325,000 L/H**



Guide Price £308,700 - £325,000

We are delighted to offer this well presented one-bedroom first-floor period conversion flat in Chesterton Terrace, E13. The property's charm is complemented by a spacious lounge, providing an inviting and versatile space to relax or entertain. Boasting an impressive remaining lease tenure of 977 years and an incredibly rare advantage of zero ground rent and service charge, this residence offers financial security and peace of mind.

The external facade of this property is a visual delight, radiating curb appeal, the strategic location further enhances the property's allure, with Plaistow station just a short walk away, ensuring convenient connectivity for daily commuting. Explore the nearby gems of Plaistow Park and Hermit Road Recreation Ground, where nature and leisure converge seamlessly.

This period conversion flat is not just a home; it's a golden opportunity for first-time buyers to step into the property market with confidence. With its attractive features, unbeatable lease terms, and proximity to essential amenities, this residence embodies the perfect blend of style and practicality.



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

**Hallway**



access to loft - carpet to remain - opening to kitchen - doors to:

**Lounge**



double glazed three splay bay window to front elevation - double glazed window to front elevation - original type feature fireplace - two radiators - power points - wood effect floor covering.



**Bedroom**



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



## Kitchen



double glazed window to side elevation - wall mounted Vaillant boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - tiled floor covering.

## Bathroom



obscure double glazed window to rear elevation - three piece suite comprising of a rolled top bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled walls - heated towel rail - tiled floor covering.

### Additional Information:

The lease has 977 Years remaining.

The current service charge is £0.00 per annum and is reviewed yearly.

The ground rent is £0.00 per annum.

Council Tax London Borough of Newham Band B.

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

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.

A title register lists the following restrictive covenants:

The following are details of the covenants contained in the Conveyance dated 28 February 1867 referred to in the Charges Register:- The Company with the concurrence of the said William Tite and Samuel Riles but with the intent to bind the Company their successors and assigns so far only as concerns their respective acts deed neglects and defaults in relation to the part or parts (if any) of the land or ground coloured green yellow and blue upon the said plan which might for the time being be in the actual possession and occupation of the Company their successors or assigns and so far as practicable to bind such land or ground in the hands of the tenants and occupiers for the time being thereof but not so as to bind the Company their successors or assigns or to incur any liability in relation thereto further or otherwise covenanted with the said Francis Hedges his heirs and assigns that they the Company their successor and assigns would not carry on or suffer to be carried on upon the said land or ground coloured green yellow and blue upon the said plan or any part thereof or in any house or other building which might at any time be erected on the same land or ground or any part thereof the trade or business of a hotel tavern or Innkeeper or of a Victualler or retailer of wine or malt or spirituous liquors with a proviso nevertheless that if the said Francis Hedges his heirs or assigns should not within the space of 3 years computed from the 1st day of January 1867 erect upon the said plot marked "A" and open for business a public house or tavern of the value of £1,300 at the least furnished with all usual and proper Beer engines and fittings then from and after the expiration of the said period of 3 years the aforesaid covenant thereinbefore contained on the part of the Company should be void and to all intents and purposes as if the same had never been entered into or inserted in the said Indenture. NOTE: The land coloured green referred to was not shown on the plan supplied on first registration and so much of the land coloured yellow and blue as was shown on the plan supplied on first registration lies to the East of the land in this title. The plot marked "A" referred to was not shown on the plan supplied on first registration.

The following are details of the covenants contained in the Deed dated 24 June 1869 referred to in the Charges Register:-

Each of them the said several persons parties hereto of the first part Doth hereby for himself his heirs executors administrators appointees and assigns covenant with the others of them the heirs appointees and assigns and also as a separate covenant with each of the others of them his heirs appointees and assigns and also as a separate covenant with the Company their successors and assigns that they the said several persons parties hereto of the first part their heirs appointees and assigns and all persons claiming under them respectively will from time to time and at all times hereafter observe perform and fulfil all and every the conditions restrictions and stipulations as to the mode of building on and the occupation of the plots respectively purchased by or conveyed to them expressed or contained in the said First Schedule hereto so far as the same respectively relate to the said restrictive plots so purchased by or conveyed to them as aforesaid and so far as the said conditions restrictions and stipulations are on their parts respectively to be observed and performed and fulfilled Provided Always that no covenant herein contained shall be personally binding on any person or persons except whilst he or they shall respectively be entitled to the plot or plots in respect of which the same covenant is entered into.

THE FIRST SCHEDULE to which the above written Indenture refers.

Terms and Conditions

1. The trade or business of a Hotel Tavern or Innkeeper or Victualler or Retailer of Wine or malt or spirituous liquors shall not be carried on upon any of the above mentioned plots of ground or in any house or building which may at any time be erected thereon.

2. No house or building of less value than £300 exclusive of stabling shall be erected on any plot or plots having a frontage in the London Road, Railway Terrace, Upper Terrace or the Upper Road shewn on the said plan and no house or building of less value than £200 exclusive of stabling shall be erected on any plot or plots having a frontage in Chesterton Road Chesterton Terrace or on the proposed road A or the proposed road B shewn on the said plan In calculating the value of any house or building it shall be taken to be the amount of the net first cost in labour and materials alone and to be estimated by the Companys Surveyor having regard to current prices.

3. No temporary building of any kind shall be erected on any of the plots shewn on the said plan except workshops to be used only for the works incidental to the erection of the buildings to be erected thereon or on some other plot.

4. The external face of the front walls of all houses or buildings abutting upon any of the Roads shewn on the said plan or to be hereafter made over any part of the property shewn on the said plan shall not project beyond the front building line to be fixed by the Company's Surveyor (which however is not to be set back more than ten feet).

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.



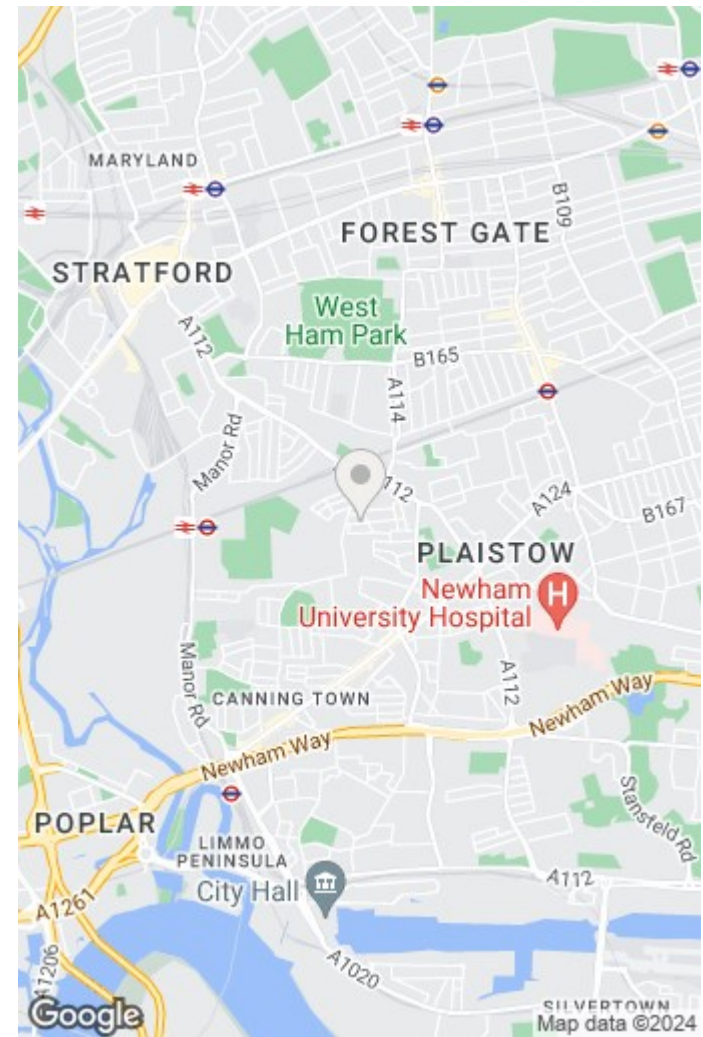
Approx Gross Internal Area  
46 sq m / 492 sq ft



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.

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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			
		68	79
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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