



Forest Lane London E15 1HS

Well Presented Two Bedroom Seventh Floor Apartment With Balcony Offers Over £380,000 Leasehold



We are delighted to offer for sale this well presented seventh floor apartment which benefits from a concierge, communal roof terrace and is ideally situated opposite Maryland station which is served by the Elizabeth line.

The property comprises of a spacious open plan Lounge/Kitchen with integrated appliances, balcony, two double bedrooms, three piece bathroom suite and has been improved by the current owners with wooden window shutters throughout.

Please Note: The cladding has been replaced and certification is imminent.



Entrance Via:
communal door to communal lobby - stairs and lift ascending to seventh floor - door to:

Hallway:
wall mounted entry phone - storage heater - two storage cupboards - power points - wood effect floor covering - doors to:

Open Plan Lounge/Kitchen:



double glazed window with wooden shutters - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - built in oven with four point hob with extractor fan over - integrated fridge/freezer - integrated washing machine - tiled splash backs - power points - partially vinyl floor covering with remainder wood effect floor covering - double glazed door to balcony:

Open Plan Lounge/Kitchen:



Open Plan Lounge/Kitchen:



Open Plan Lounge/Kitchen:



Open Plan Lounge/Kitchen:



Balcony:



Balcony View:



Main Bedoom:



double glazed window with wooden shutters - built in wardrobe - wall mounted electric heater - power points - carpet to remain.

Bedroom Two:



double glazed window with wooden shutters - wall mounted electric heater - power points - carpet to remain.

Bedroom Two:



Bathroom:



three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - wall mounted wash basin - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

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.

Additional Information:

Additional Information:

The lease has 105 Years remaining.

The current service charge is £2400.00 per annum and is reviewed yearly.

The ground rent is £150.00 per annum.

Council Tax London Borough of Newham Band C.

Parking: No parking is available.

Accessibility:

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.

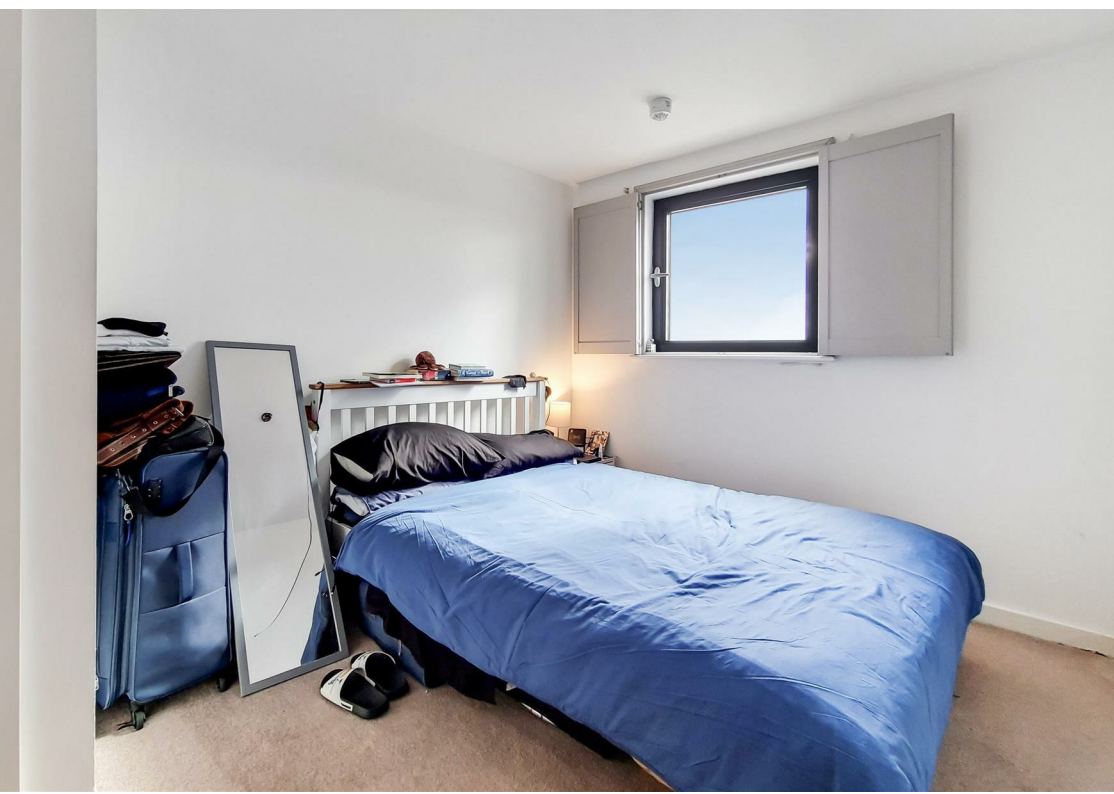
Referral Services

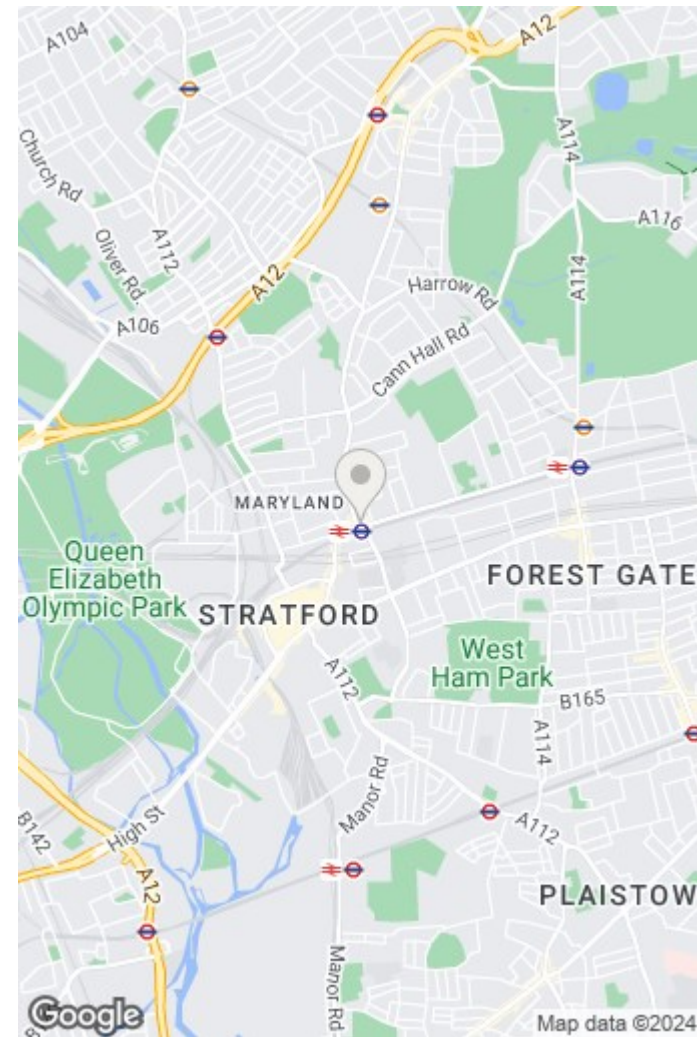
David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

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:

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.





<p>54.61 sqm / 587.82 sqft</p>	<p>31.90 sqm / 343.93 sqft</p>	<p>8.99 sqm / 96.77 sqft</p>	<p>0.00 sqm / 0.00 sqft</p>
--------------------------------	--------------------------------	------------------------------	-----------------------------

spec verified floor plans are produced in accordance with:
 Royal Institution of Chartered Surveyors' Property Measurement Standards.
 Parks and gardens are illustrative only and excluded from all area calculations.
 Due to rounding, numbers may not add up precisely.
 All measurements shown for the individual room lengths and widths
 are the maximum points of measurement captured in the scan.

spec id: 563f4965c1795620d6e6e3dfe

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		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	