



1 Forest Lane London E15 1HR

Two Double Bedroom Second Floor Apartment Offers Over £299,995 L/H





Welcome to Ibox House, E15, where urban living meets convenience and comfort.

This superb second-floor apartment boasts two spacious double bedrooms and a contemporary open plan lounge/kitchen, complemented by a charming balcony.

While the communal garden undergoes re-instatement following the cladding works, residents can anticipate a serene outdoor retreat just steps away from their doorstep.

Positioned ideally opposite Maryland station, serviced by the Elizabeth line, commuting couldn't be more effortless. Furthermore, with Westfield Stratford within easy reach, residents can indulge in a world of shopping, dining, and entertainment.

Notably, the cladding remedial works are nearing completion, ensuring peace of mind for all residents, with an updated EWS1 certification set to be provided imminently. Embrace modern living at its finest with this exceptional apartment at Ibox House, where comfort, connectivity, and community converge seamlessly.



Entrance Via

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

Hallway

cupboard housing water heater - wall mounted consumer unit - wall mounted entryphone - wall mounted storage heater - power points - wood effect floor covering - doors to:

Lounge/Kitchen



double glazed window - 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 for fridge/freezer - space and plumbing for washing machine - tiled splash backs - power points - wall mounted storage heater - partial wood effect floor covering - double glazed door to balcony.

Lounge/Kitchen



Lounge/Kitchen



Lounge/Kitchen



Bedroom 2

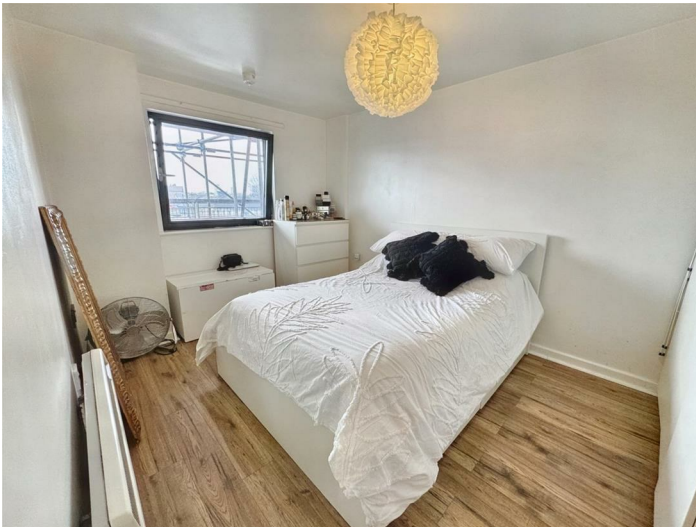


double glazed window - wall mounted electric heater - power points - wood effect floor covering.

Bedroom 2



Bedroom 1



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

Bathroom



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

Additional Information:

The lease has 104 Years remaining.

The current service charge is £2691.12. per annum and is reviewed yearly.

The ground rent is £150.00 per annum.

Council Tax London Borough of Newham Band C.

No Parking is available.

An Ofcom online search shows that there is voice and data coverage is likely available 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 a combination of electric heaters and storage 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.

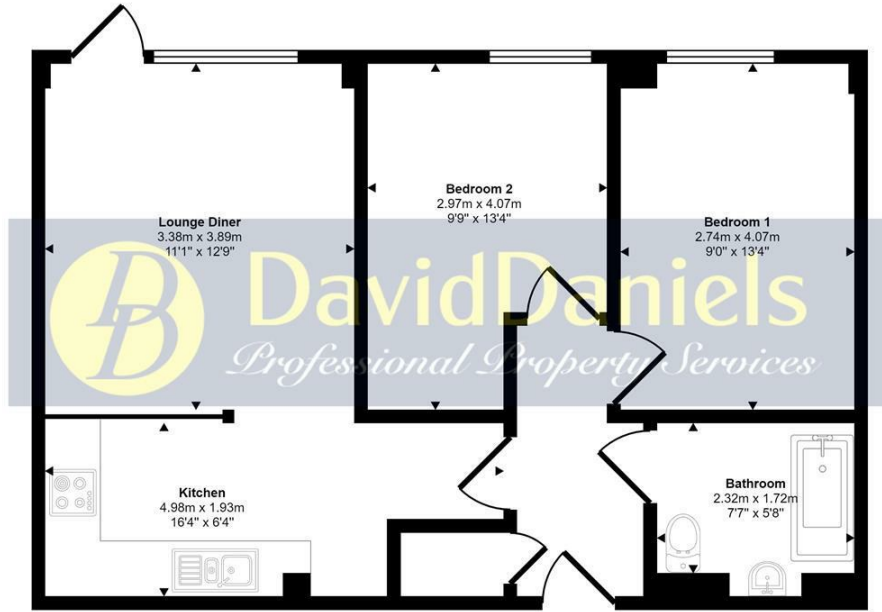
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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.

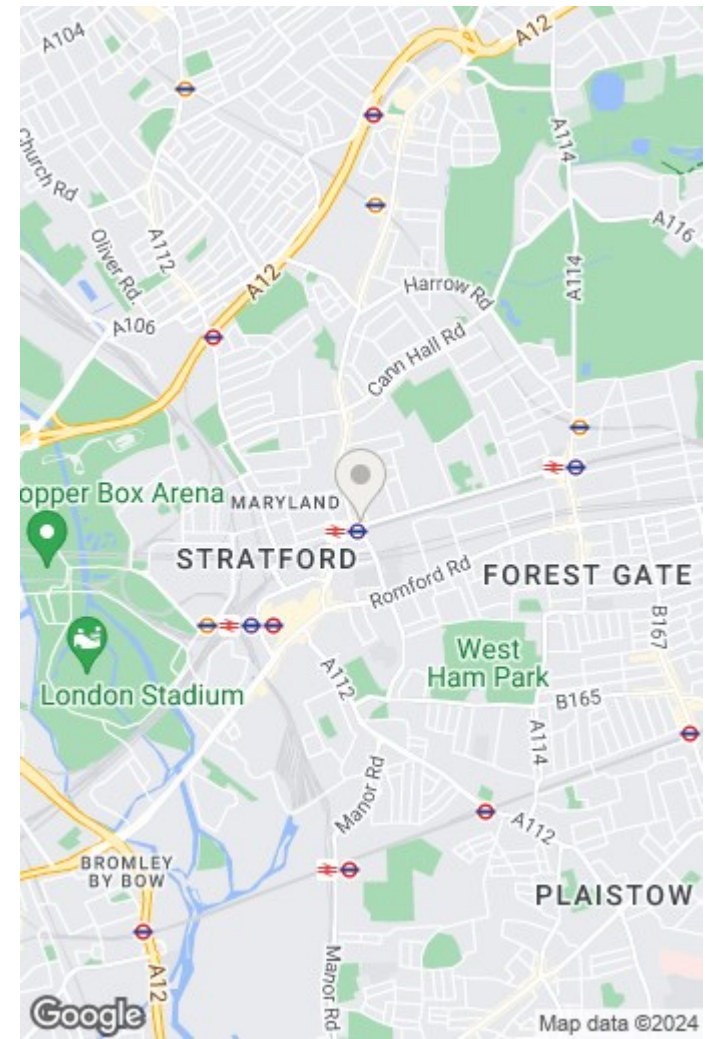


Approx Gross Internal Area
52 sq m / 562 sq ft



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		82	86
(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	



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