



**Shaftesbury Road London E7 8PY**  
**Well Presented Two Bedroom Second Floor Apartment Offers Over £305,000 L/H**



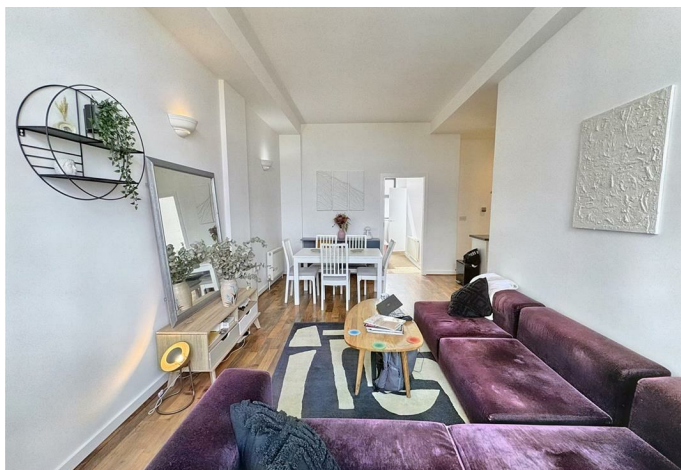
Elevate your lifestyle with this exceptional two double bedroom apartment nestled on the second floor of Vineyard Studios in the vibrant locale of E7.

Offering a perfect fusion of contemporary design and urban convenience, this residence boasts a spacious open-plan lounge and kitchen area, ideal for both relaxation and entertaining guests. Large windows adorn the space, inviting abundant natural light to create an airy and inviting atmosphere throughout. The luxurious four-piece bathroom suite provides a sanctuary after a long day.

Enjoy the convenience of Plashet Park just a short stroll away, offering a serene escape amidst nature's beauty.

Furthermore, prospective purchasers will benefit from the seller's transition of the lease from a live/work arrangement to full residential, enhancing the property's desirability.

For commuters, easy access to Upton Park and East Ham stations ensures seamless connectivity to the city centre and beyond. Additionally, anticipate an upgrade in the communal areas, with refurbishment works already paid for by the current seller, promising enhanced aesthetics and functionality for residents. Don't miss this opportunity to experience modern urban living at its finest in Vineyard Studios.





### Entrance Via

gated development - communal door to communal hallway - stairs ascending to second floor - door to:

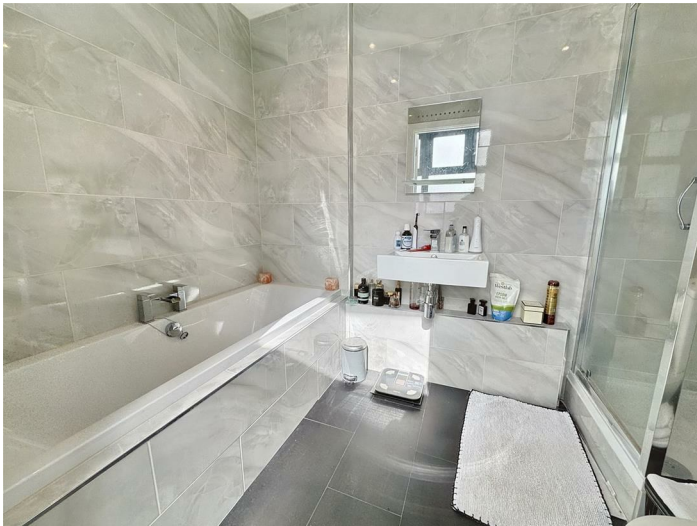
### Hallway

double glazed window - radiator - power points - wood effect floor covering - doors to:

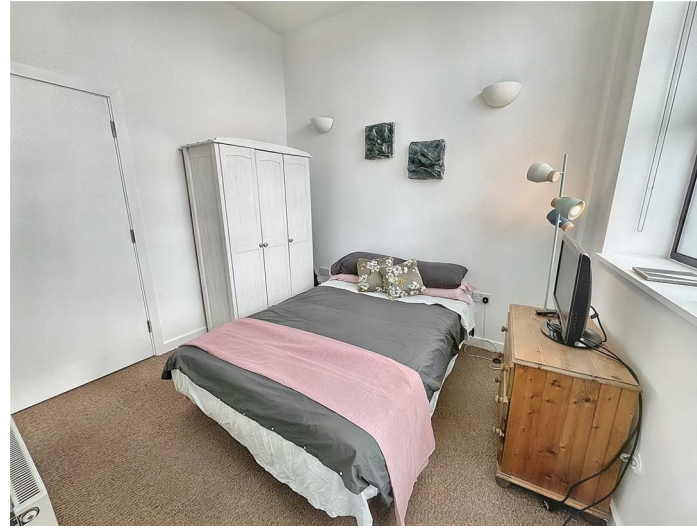
### Bathroom



ceiling mounted extractor fan - four piece suite comprising of panel enclosed bath with mixer taps - wall mounted wash basin - shower cubicle - low flush w/c - tiled walls - radiator - tiled floor covering.



### Bedroom 2



double glazed window - radiator - power points - carpet to remain - door to:



### Lounge



double glazed window - two radiators - power points - wood effect floor covering - opening to:







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

Accessibility: Second floor with no lift.

An Ofcom online search shows that there is likely 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 Previous Transfer of the property dated 22 December 1986 refers to restrictive covenants and easements, we have a copy of this document available to view upon request.

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

**Kitchen**



**Bedroom 1**



**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.

**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.

range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - integrated fridge/freezer - integrated Beko washing machine - integrated Bosch dishwasher - tiled splashbacks - power points - cupboard housing Vaillant boiler and consumer unit.

double glazed window - radiator - power points - carpet to remain.

**Additional Information:**

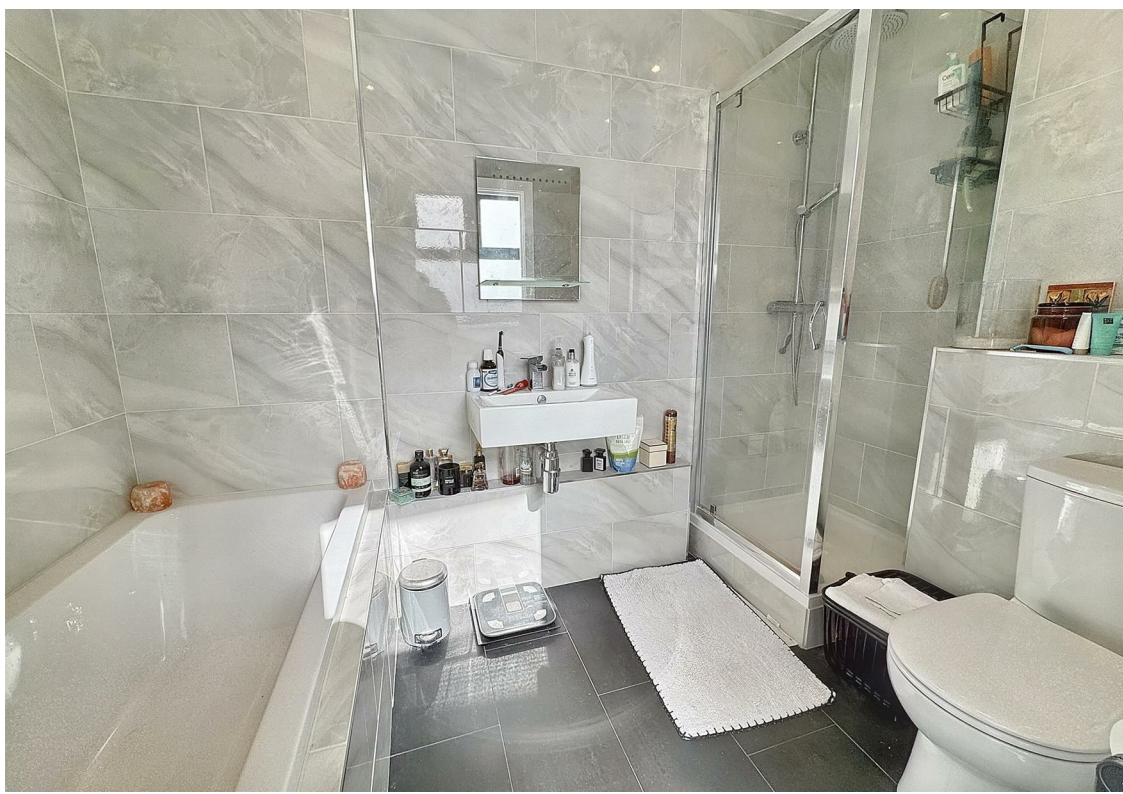
The lease has 103 Years remaining.  
The current service charge is £2,128.00 per annum and is reviewed yearly.  
The ground rent is £250.00per annum and is fixed for the term of the lease.  
Council Tax London Borough of Newham Band C.

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.

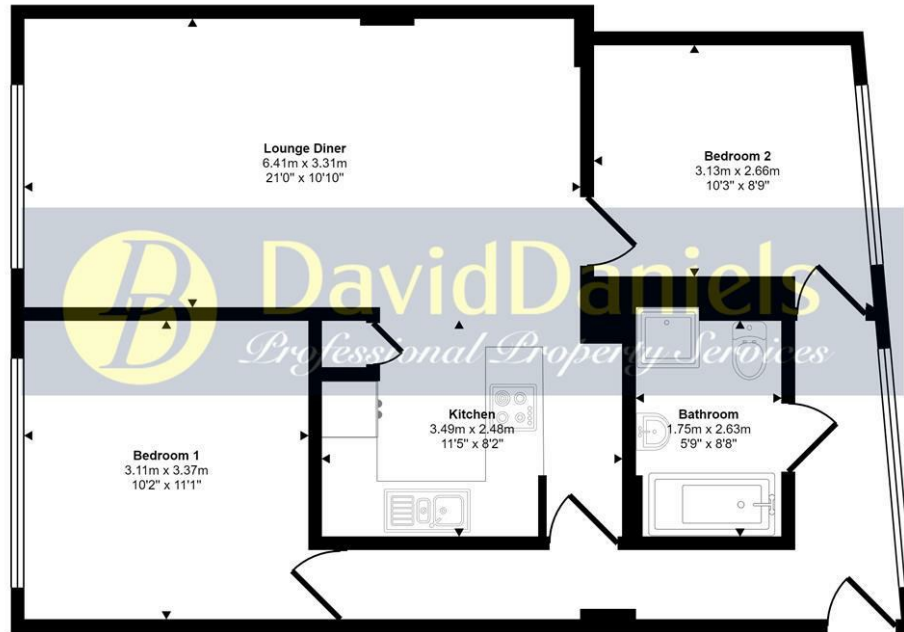
Please get in touch should you require a quotation and we will be pleased to organise this for you.





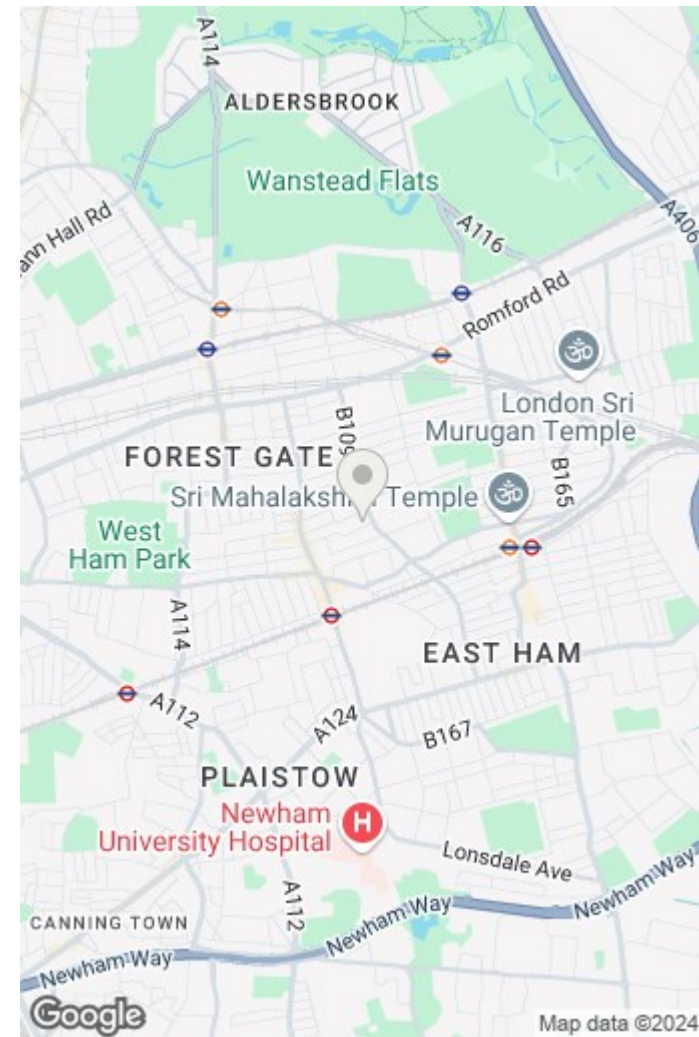


Approx Gross Internal Area  
61 sq m / 655 sq ft



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		81	81
(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 <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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