



Kelland Road London E13 8DS

Three Bedroom Split Level Flat With Balcony £330,000 L/H

Welcome to this three-bedroom split-level flat located on Kelland Road, E13.

This property features a balcony. While it requires some internal updating, it offers a fantastic opportunity for personalisation to suit your taste.

Ideally situated close to Barking Road, you'll have easy access to excellent shopping facilities and superb transport links, making it a convenient and desirable location for families and professionals alike. Don't miss out on this promising property with great potential!



Entrance Via

stairs ascending to first floor - door to:

Porch

cupboard housing gas meter and Ariston boiler - opening to:

Hallway

cupboard housing electric meter and consumer unit - stairs ascending to first floor - radiator - power points - wood effect floor covering - doors to:

Kitchen



double glazed window to front elevation - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - electric cooker point - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - storage cupboard - tiled floor covering.



Lounge



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



Balcony



First Floor Landing

wood effect floor covering - doors to:

Bedroom 1



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

Bedroom 3



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

Bathroom



obscure double glazed window to front elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c - tiled walls - radiator - wood effect vinyl floor covering.

Bedroom 2



double glazed window to front elevation - radiator - power points - wood effect floor covering - storage cupboard.

Additional Information:

The lease has 100 Years remaining.

The current service charge is £1,287.57 per annum and is reviewed yearly.

The ground rent is £10.00 per annum.

Council Tax London Borough of Newham Band C.

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

Accessibility: Property is located on the first floor via stairs.

An Ofcom online search shows that there is likely outdoor voice and data coverage via the following mobile networks: EE, Three, O2 and Vodafone. this also shows that there is likely indoor voice and data coverage with three, indoor voice coverage with o2 is likely and data coverage is limited, indoor voice and data coverage with EE and Vodafone is limited.

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.

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

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.

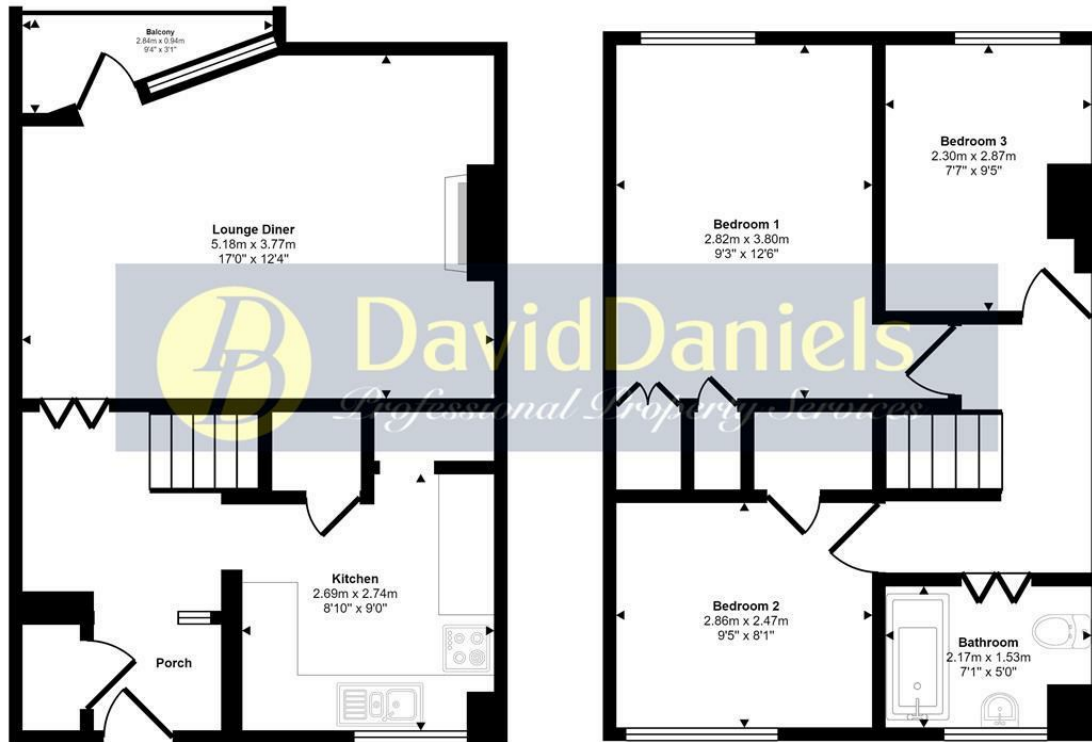
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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
75 sq m / 802 sq ft



Ground Floor
Approx 36 sq m / 392 sq ft

First Floor
Approx 38 sq m / 411 sq ft

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 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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