



Carnarvon Road Stratford E15 4JW

One Bedroom Fourth Floor Purpose Built Flat With Garage Guide Price £300,000 - £325,000 L/H

Guide price £300,000 - £325,000.

We are delighted to offer for sale this spacious one bedroom fourth floor purpose built flat with garage, recently installed security intercom system and further benefits from an unexpired lease of 957 Years.

Ideally situated within close proximity to Maryland station which is served by the Elizabeth line, West Ham Park is close by and the picturesque Queen Elizabeth Olympic Park is also easily accessible.

Stratford has become one of the most vibrant and popular destinations in London with entertainment venues including Stratford circus, Theatre Royal Stratford, and Aspers Casino situated in the ever popular Westfield Stratford City which also offers a vast array of shops, bars and restaurants to cater for all tastes

The property would make for a great home for a first time buyer or an excellent investment opportunity with a potential rental income of £14,000.00 per annum.

The property has an EWS1 form with an A2 rating.



Entrance Via:

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

Hallway:

window - wall mounted entry phone - radiator - three storage cupboards housing the Baxi boiler, water heater, water tank, consumer unit and gas meter - wood effect floor covering - doors to:

Lounge:



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

Lounge:



Kitchen:



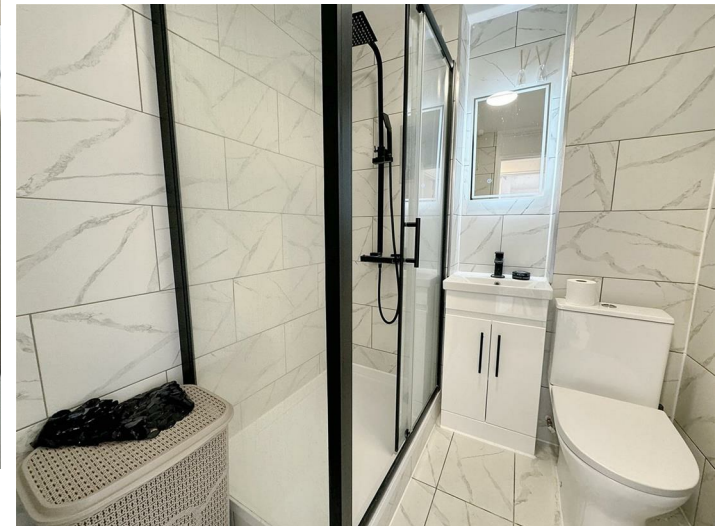
double glazed window - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - wood effect floor covering

Bedroom:



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

Bathroom:



wall mounted extractor fan - three piece suite comprising of a shower cubicle - vanity sink unit - low flush w/c - heated towel rail - tiled walls - tiled floor covering.

Additional Information:

The lease has 957 Years remaining.

The current service charge is £2424.00 per annum and is reviewed yearly.

The ground rent is £0.00 per annum.

Council Tax London Borough of Newham Band B.

Parking: Garage.

An Ofcom online search shows that there is the following coverage via the following mobile networks:

EE: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

Three: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

O2: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

Vodafone: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.

An Ofcom Online search shows that standard, superfast broadband is available the seller believes this is via an FTTC connection.

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:

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.

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.

Mortgage

We offer a full range of mortgage and financial advice. Please call to discuss your requirements.

Viewing

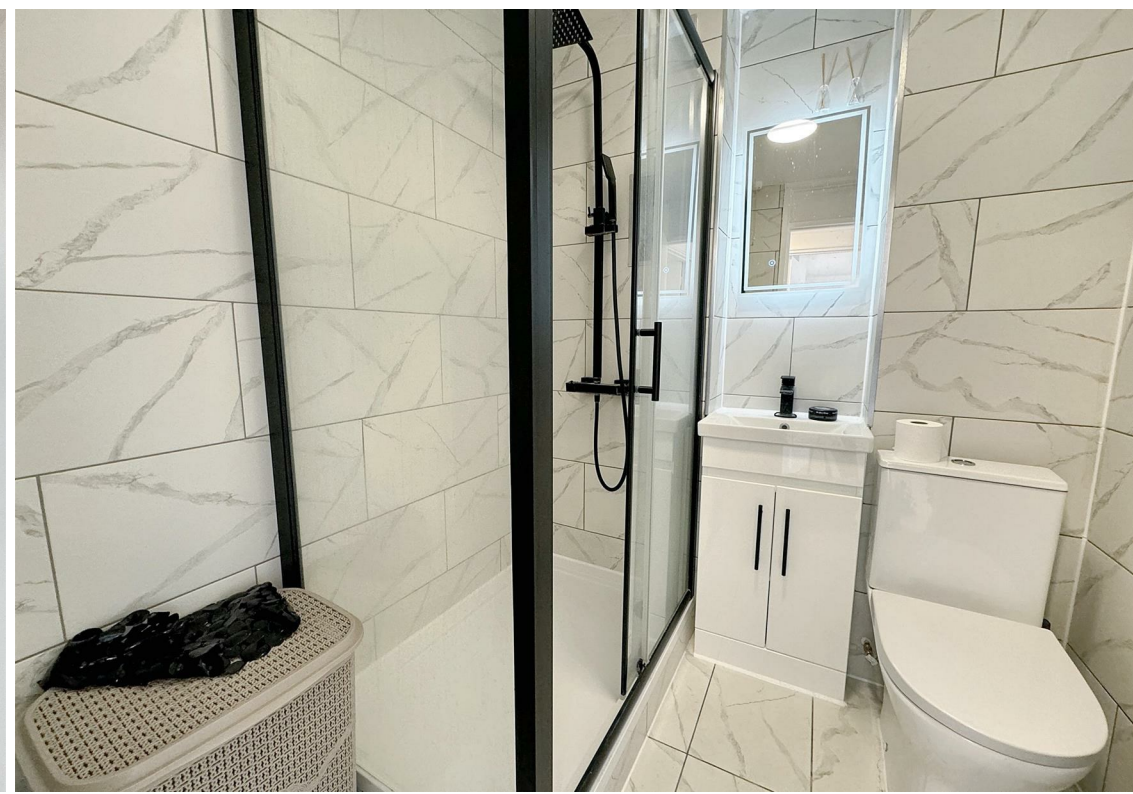
To view this property please call us to make an appointment on 020 8555 3521.

Opening hours

Monday and Friday: 8.30 am - 6.00 pm

Tuesday to Thursday: 8.30 am - 7.00 pm

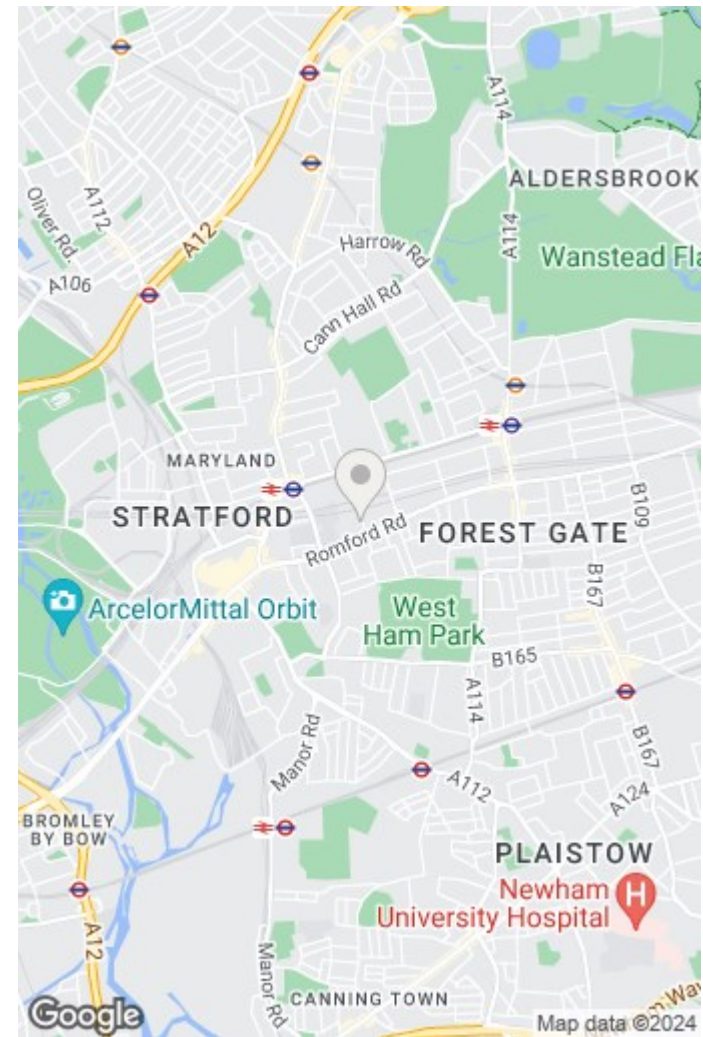
Saturday: 9.30 am - 5.00 pm



Approx Gross Internal Area
49 sq m / 532 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.

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			
		64	75
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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