



Cam Road Stratford E15 2SL

**Well Presented Two Double Bedroom Apartment With Balcony On The Eighth Floor £400,000 L/H**





We are delighted to offer this spacious two double bedroom apartment located on the eighth floor, offering a generous 68 sq m of living space. The property features a large lounge that seamlessly connects to a well-appointed kitchen and an inviting balcony through sliding doors, perfect for relaxation and entertaining.

Residents benefit from the convenience of an on-site concierge, ensuring peace of mind and ease of living. The lease is currently undergoing an extension and will boast 107 years remaining upon completion, this apartment is a sound investment.

Ideally situated, it's just a short walk from Stratford High Street DLR, Queen Elizabeth Olympic Park, Westfield Shopping Centre, and Stratford stations, making commuting and leisure activities effortlessly accessible. Additionally, the property holds an EWS1 certificate with a B1 rating, assuring safety and compliance. Don't miss this opportunity to experience comfort, convenience, and contemporary living in the heart of Stratford.



**Entrance Via**  
communal door to communal hallway - stairs and lift ascending to eighth floor - door to:

**Hallway**  
storage cupboard housing water heater - wall mounted electric heater - power point - carpet to remain - doors to:

**Bedroom 2**



double glazed window - wall mounted electric heater - carpet to remain.,

**Bedroom 1**



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



**Lounge**



double glazed sliding door to balcony - two wall mounted electric heaters - power points - carpet to remain - opening to kitchen.



## Balcony



## Balcony View



## Kitchen



range of eye and base level units incorporating a one and a half bowl 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 - vinyl floor covering.

## Bathroom



ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled splash backs - wall mounted electric heater - vinyl floor covering.

### Additional Information:

The lease has 107 Years remaining.  
The current service charge is £2551.32 per annum and is reviewed yearly.  
The ground rent is £0.00 per annum.  
Council Tax London Borough of Newham Band D.  
The Property has an EWS1 with a B1 rating.

Parking: No parking is available with the property directly, however there is an underground car park and you may be able to rent a space privately or purchase a space (subject to availability).

An Ofcom online search shows that there is the following coverage via the following mobile networks:  
EE: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.  
Three: Indoor voice likely and data coverage limited. 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 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.

The title register mentions the following restrictive covenants:

(07.08.2007) The following are details of the covenants contained in the Conveyance dated 8 February 1873 referred to in the Charges Register:- "AND whereas the premises were sold to the Purchaser subject to the Stipulations specified in the Second Schedule which refer to the said lithographed plan NOW THEREFORE the Vendors (as to so much of the land to which the said Stipulations relate as remains vested in them) for themselves and their assigns and the Purchaser (as to the land hereby conveyed) for himself his heirs executors administrators and assigns do respectively covenant and grant with and to each other and as to the Purchaser also with and to the owners or owner of any other land to which the benefit of the said Stipulations is attached and their his or her respective heirs and assigns that the Covenantors respectively and their respective heirs and assigns will henceforth observe perform and comply with the said Stipulations so far as the same relate either to the rights or to the duties of the Purchaser his heirs or assigns in respect of the land hereby conveyed and that nothing shall ever be erected fixed placed or done upon the land as to which they respectively covenant in breach or violation or contrary to the fair meaning of the said Stipulations but this Covenant is not to be held personally binding upon either the Vendors or the Purchaser or any other person except in respect of breaches committed or continued during their his or her joint or sole seizin of or title to the land upon or in respect of which such breaches shall have been committed.

### Second Schedule Stipulations

2. On lots 1 to 3 inclusive no dwelling house or portion of any dwelling house is to be erected of less value than £300 On lot 4 of less value than £500 or on any other lot or less value than £150. The value of a house is the amount of its net first cost in materials and labor of construction only estimated at the lowest current prices.
  3. The trade of an Innkeeper, Victualler or Retailer of Wine Spirits or Beer is not to be carried on upon any lot except lot 4."
- NOTE: The land in this title comprised part of lot 45.

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.

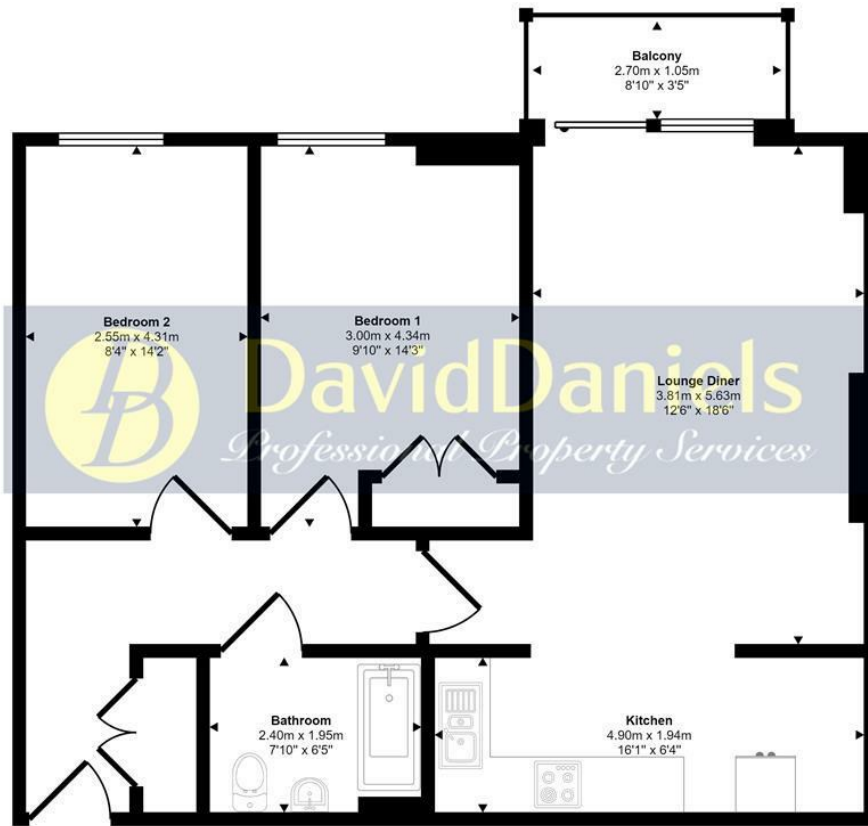
Please get in touch should you require a quotation and we will be pleased to organise this for you.

### Disclaimer

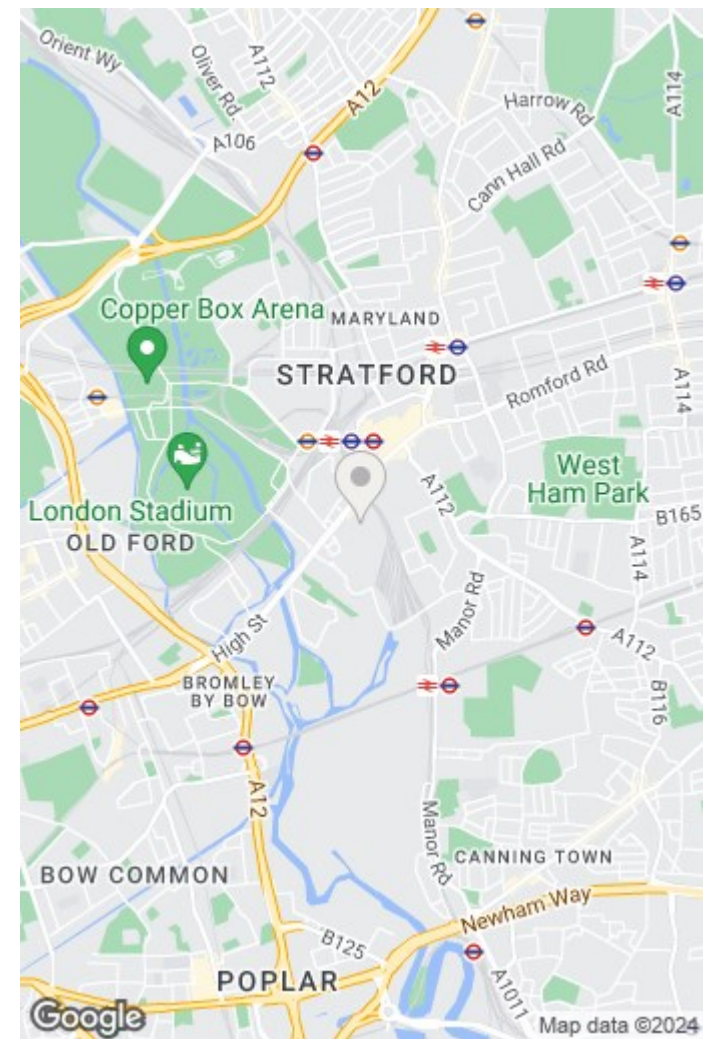
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, 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  
67 sq m / 716 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.

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.

| 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 <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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