



1 Millstone Close London E15 1PD

Well Presented One Bedroom Ground Floor Apartment Asking Price £280,000 L/H



David Daniels are delighted to offer for sale this well presented one bedroom ground floor apartment with the added benefit of a communal roof terrace.

Ideally located, the property is situated within easy reach of excellent bus connections, and both Maryland and Stratford stations which connect with the Jubilee, DLR, Elizabeth Line, Central Line as well as London Overground services.

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 lease has been extended with 172 years unexpired and the building has an EWS1 form with a B1 rating, confirming its safety and compliance with current regulations.



Entrance Via:

communal door to communal hallway - door to:

Hallway

radiator - storage cupboard - power points - wood effect floor floor covering - doors to:

Open Plan Lounge/Kitchen:



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

Open Plan Lounge/Kitchen:



Open Plan Lounge/Kitchen:



Bedroom



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

Bathroom

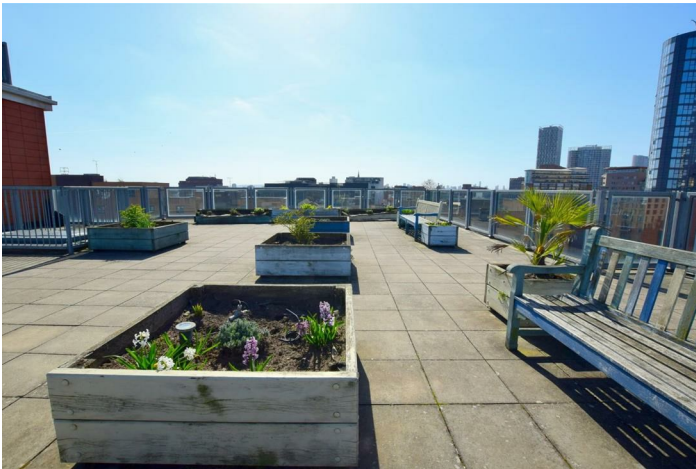


obscure double glazed window - extractor fan - three piece suite comprising of a panel enclosed bath with shower over - pedestal wash basin - low flush w/c - tiled heated towel rail - partially tiled walls - vinyl floor covering

Roof Terrace:



Roof Terrace:



Additional Information:

The lease has 172 Years remaining.
The current service charge is £2,059.68 per annum and is reviewed yearly.
The ground rent is £0.00 per annum.
Council Tax London Borough of Newham Band C.

Parking: No parking available with the property.

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 likely. 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 gas, mains water, mains sewerage and is heated via gas central heating.

The title register states the following:

2 2015-06-02 The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

3 2015-06-02 There are excluded from this registration the mines and minerals excepted by the Demarcation Agreement dated 31 August 1999 referred to in the Charges Register.

4 2015-06-02 There are excluded from this registration the mines and minerals excepted by the Conveyance dated 11 November 2003 referred to in the Charges Register.

5 2015-06-02 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 31 May 2006 referred to in the Charges Register.

6 2015-06-02 The Transfer dated 31 May 2006 referred to above contains a provision as to boundary structures and a provision excluding the operation of Section 62 of the Law of Property Act 1925 as therein mentioned.

1 2015-06-02 A Demarcation Agreement dated 31 August 1999 made between (1) British Railways Board and (2) Railtrack PLC contains restrictive covenants. –NOTE: Copy filed under EGL464962.

2 2015-06-02 The land is subject so far as it is affected thereby to the rights granted to Railtrack PLC by the Demarcation Agreement dated 31 August 1999 referred to above.

3 2015-06-02 A Conveyance of the freehold estate in the land in this title and other land dated 11 November 2003 made between (1) BRB (Residuary) Limited and (2) Goldcrest Homes (Central) Limited contains restrictive covenants. –NOTE: Copy filed under EGL464962.

4 2015-06-02 A Transfer of the freehold estate in the land in

this title and other land dated 31 May 2006 made between (1) Goldcrest Homes (Windmill) Limited and (2) East Homes Limited contains restrictive covenants. –NOTE : Copy filed under EGL505165.

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.

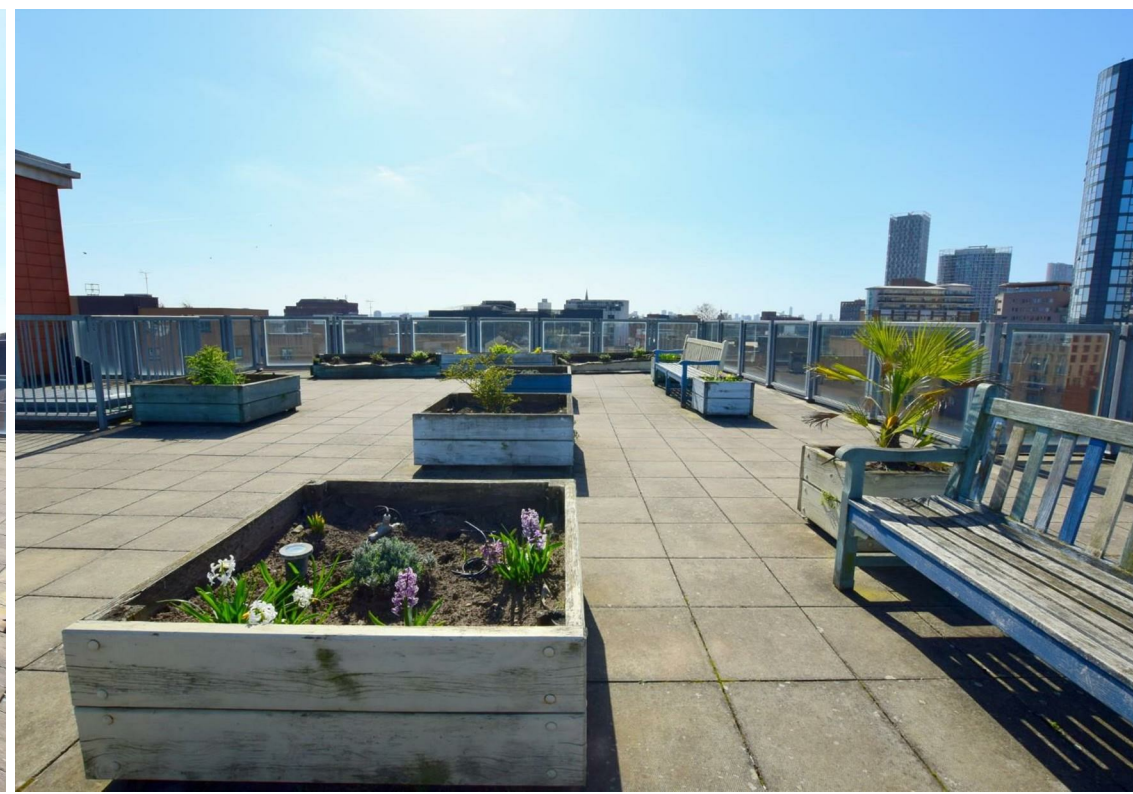
Please get in touch should you require a quotation and we will be pleased to organise this for you.

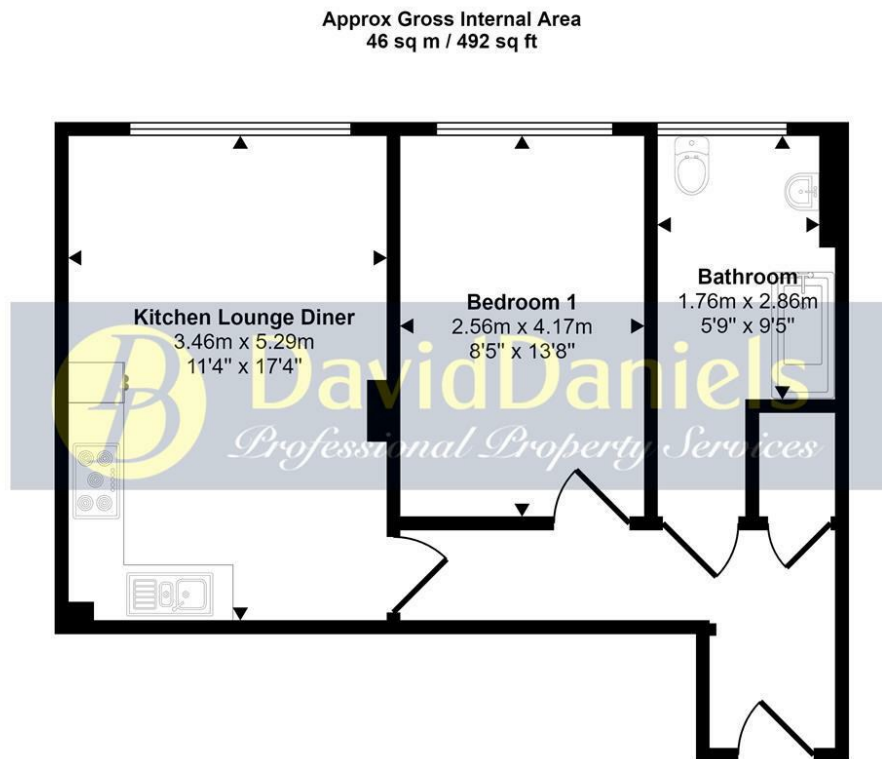
Viewing

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

Opening hours

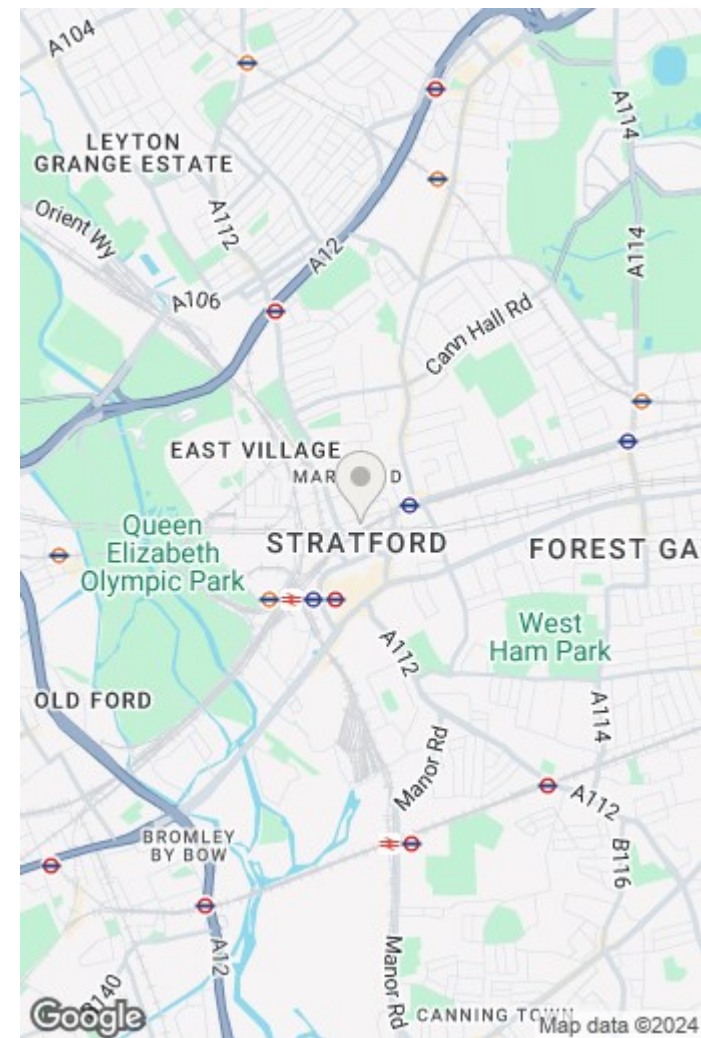
Monday and Friday: 8.30 am - 6.00 pm
Tuesday to Thursday: 8.30 am - 7.00 pm
Saturday: 9.30 am - 5.00 pm





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.



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 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	

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.