



Biggerstaff Road Stratford E15 2LG

One Bedroom Second Floor Apartment With Open Plan Lounge/Kitchen £318,000 L/H



Welcome to this charming one-bedroom apartment located on Biggerstaff Road in the sought-after area of Stratford. Situated on the second floor of a purpose-built building, this property boasts a spacious open plan lounge/kitchen area, perfect for entertaining guests or relaxing after a long day.

One of the highlights of this apartment is the Juliet balcony, allowing you to enjoy the fresh air and natural light that floods into the living space. The bedroom is cosy and inviting, providing a peaceful retreat at the end of the day.

Ideal for a young professional, couple, or as an investment opportunity, this apartment offers a convenient and comfortable living space in a vibrant neighbourhood. With a well-appointed bathroom, this property has everything you need for modern living.

Don't miss out on the chance to make this lovely apartment your new home. Contact us today to arrange a viewing.



Entrance Via:

secure communal door to communal hallway - stairs and lift ascending to second floor - door to:

Hallway:

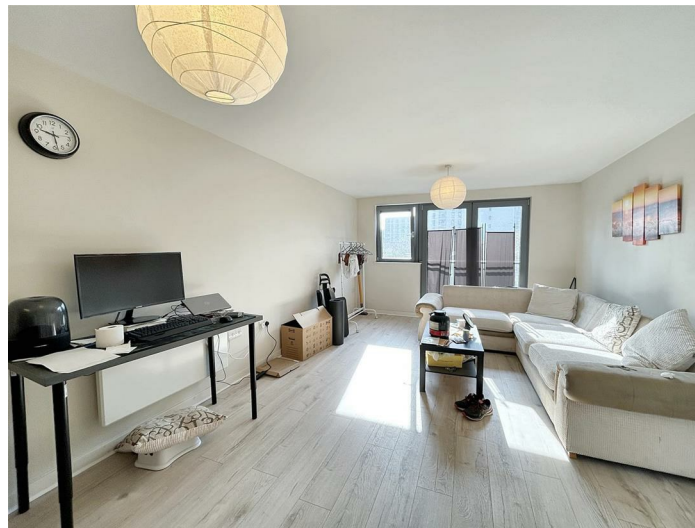
wall mounted entry phone - wall mounted electric heater - storage cupboard housing water heater - power points - wood effect floor covering - doors to:

Bedroom:



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

Open Plan Lounge/Kitchen:



double glazed window - double glazed door to Juliet balcony - range of eye and base level units incorporating a one and a half bowl 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 - two electric heaters - mainly wood effect floor covering with remainder vinyl floor covering.



Bathroom:



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

Additional Information:

The lease has 107 Years remaining.

The current service charge is £3600.00 per annum and is reviewed yearly.

The ground rent is currently £150.00 per annum and is reviewed as follows:

- (i) Years 1-19 of the Term - £150 per annum
- (ii) Years 20-39 of the Term - £300 per annum
- (iii) Years 40-59 of the Term - £500 per annum
- (iv) Years 60-99 of the Term - £700 per annum
- (v) Years 100-124 of the Term - £900 per annum

Council Tax London Borough of Newham Band C

Parking: No parking is 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 limited. Outdoor voice and data coverage likely.

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

An Ofcom Online search shows that standard and superfast 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.

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.

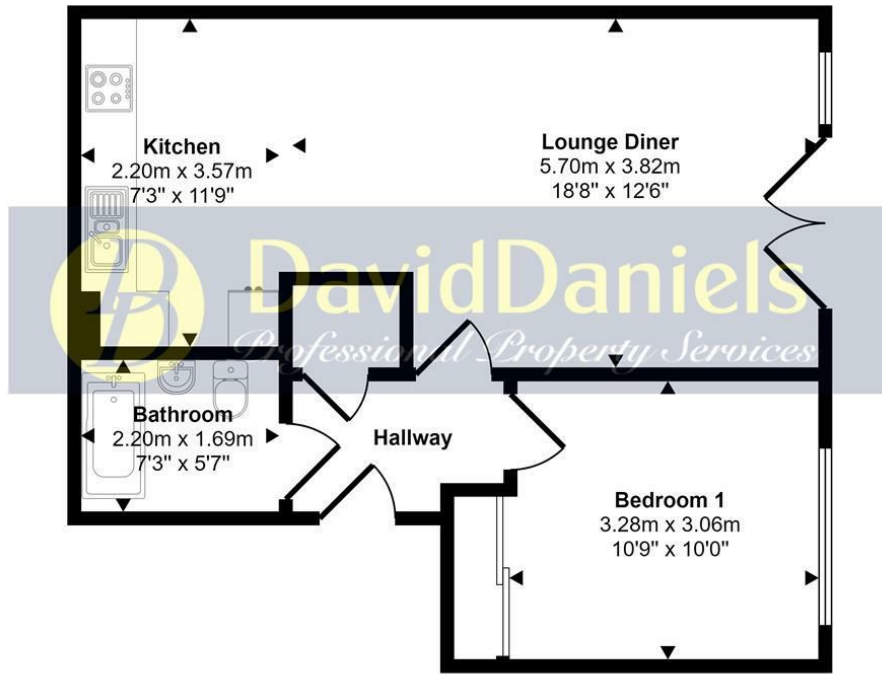
Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may be 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.

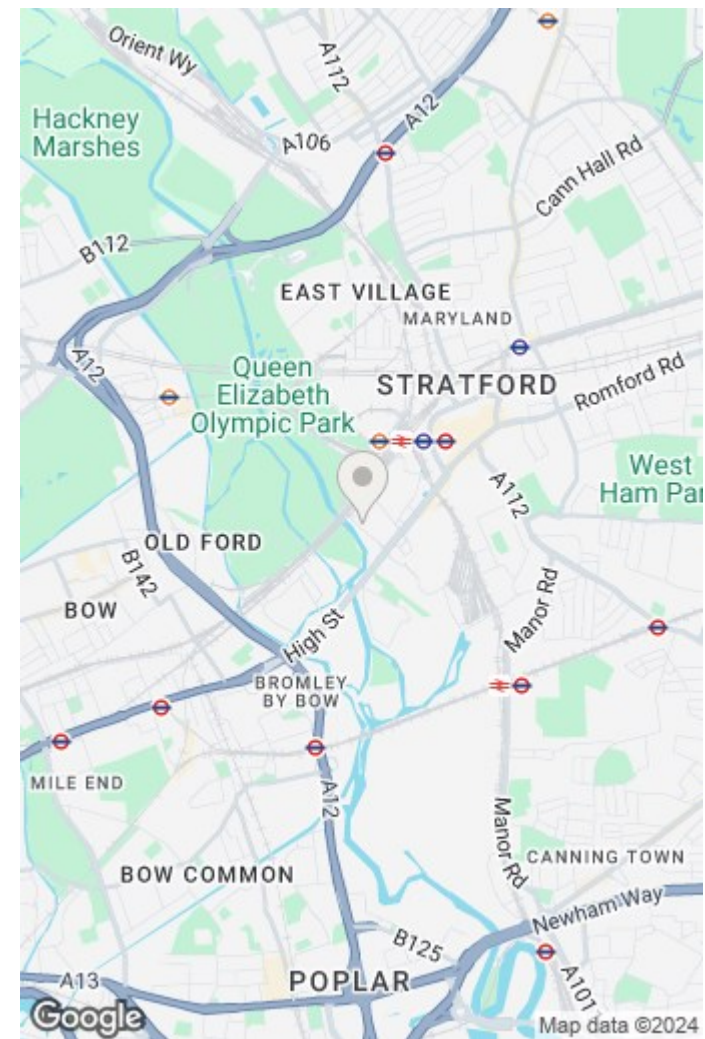


Approx Gross Internal Area
49 sq m / 524 sq ft



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.



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			
		78	87
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.



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