



**Arthingworth Street London E15 4PU**

**Well Presented One Bedroom Bungalow With Allocated Parking Space Offers Over £340,000 F/H**





We are pleased to offer this rarely available and well-maintained one-bedroom bungalow in the heart of Stratford E15. Perfectly suited for first-time buyers, downsizers, or investors, this delightful property offers modern living with the convenience of an allocated parking space and communal garden. Located just a short stroll from Sandal Street park and the picturesque Stratford Park, you'll enjoy peaceful surroundings with easy access to local amenities and excellent transport links.

Currently held on a leasehold title, the property will either be stair cased or changed by way of a deed of surrender to freehold upon completion (this will mean that there will be additional legal processes involved), ensuring full ownership for the lucky buyer. This is a fantastic opportunity to own a freehold home in a highly sought-after area—early viewings are highly recommended!





**Entrance Via**  
partially glazed door to:

**Hallway**  
access to loft - two storage cupboards housing the consumer unit and water heater - wall mounted electric heater - power points - wood effect floor covering - doors to:

**Bedroom**



double glazed windows to side and front elevations - wall mounted electric heater - power points - carpet to remain.

**Bathroom**



obscure double glazed window to side elevation - three piece suite comprising of a panel enclosed bath with shower over - pedestal wash basin - low flush w/c - tiled splash backs - wall mounted electric heater - vinyl floor covering.

**Lounge**



double glazed windows to side and rear elevations - wall mounted electric heater - power points - wood effect floor covering - opening to:



**Kitchen**



double glazed window to side elevation - range of eye and base level units incorporating a 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.

## Communal Garden



### Additional Information:

The property is currently on a leasehold but will be stair cased inline with the sale and have a freehold title upon completion.

Council Tax London Borough of Newham Band C

Parking: Off street parking space.

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 coverage likely and data coverage limited. 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 states the following in relation to restrictive covenants:

(26.07.2001) The land tinted yellow on the filed plan and other land became vested in the Mayor Aldermen and Burgesses of the County Borough of West Ham by a Declaration of Vesting dated 21 July 1950 executed pursuant to the provisions of the Town and Country Planning Acts 1944 and 1947 and no documents of the earlier title have been produced to the Land Registry. The land tinted blue on the filed plan is accordingly subject to such restrictive covenants and easements as may have been imposed thereon prior to 13 August 1950 and are still subsisting and enforceable.

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

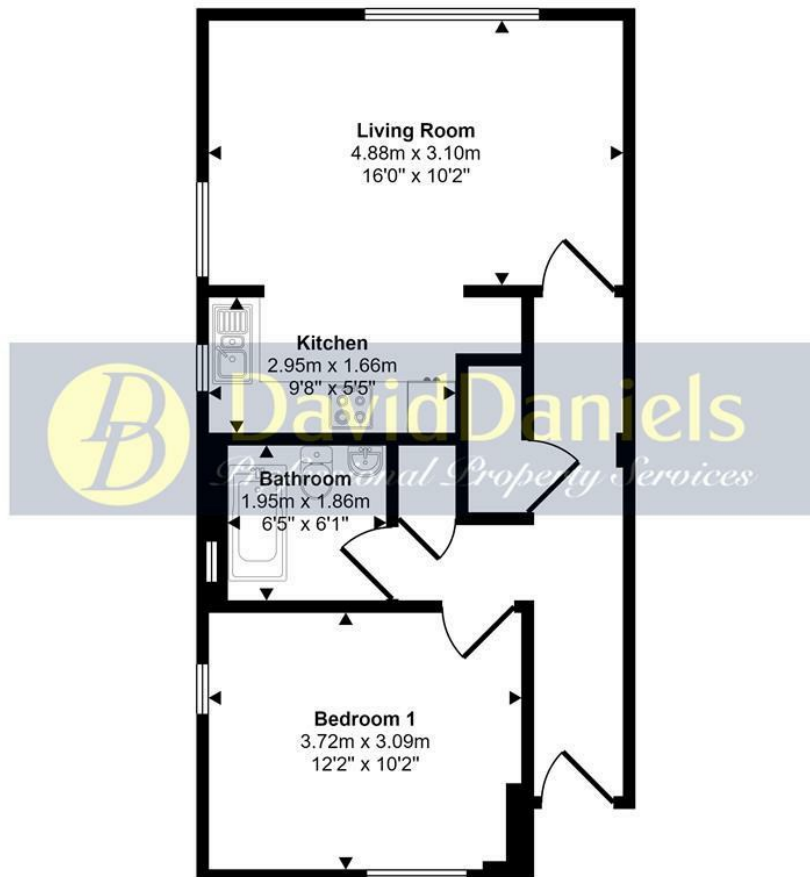
been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







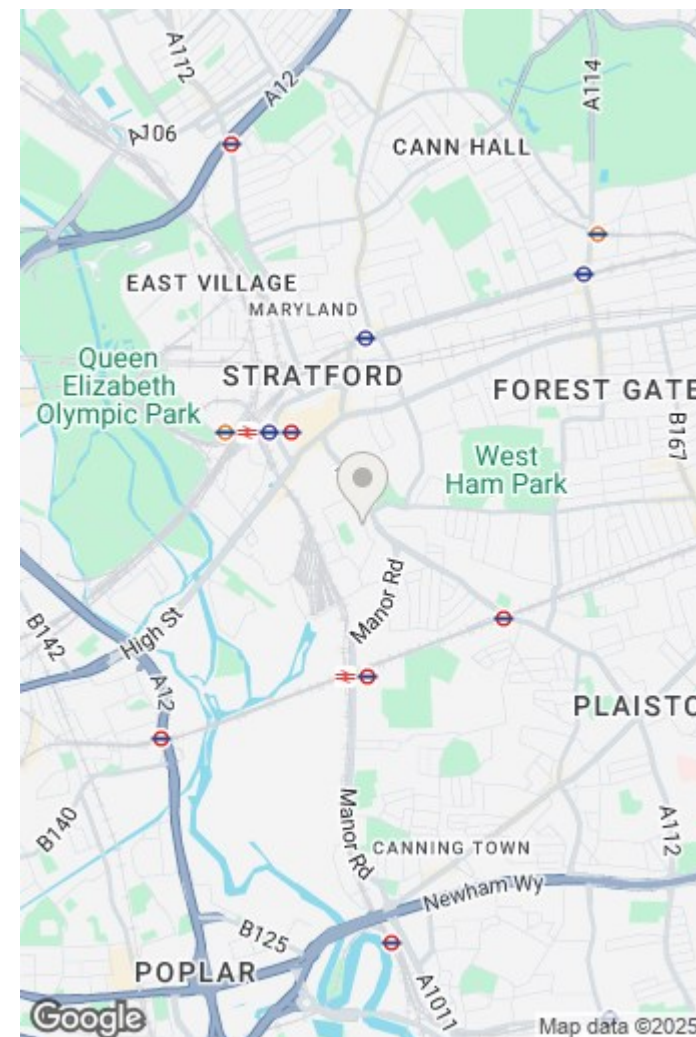
Approx Gross Internal Area  
48 sq m / 516 sq ft



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.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
48	89
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	
(92-100) 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	