



72, High Street London E15 2QF

**Two Bedroom Two Bathroom Fifth Floor Apartment With A Balcony £360,000 L/H**



Welcome to this charming two-bedroom apartment located on Stratford High Street. This delightful property boasts a spacious living space, perfect for those seeking a comfortable home in the heart of the city.

This Flat features a cosy reception room, ideal for relaxing or entertaining guests. With two double bedrooms, there is ample space for a small family or professionals looking for a spare room or home office.

The property offers two bathrooms, providing convenience and privacy for residents. The flat is designed to be airy and bright, creating a welcoming atmosphere throughout. Imagine waking up to the serene view of the Bowback river from your window, offering a peaceful start to your day.

Conveniently located within a short distance to Abbey Lane Park, residents can enjoy leisurely strolls or picnics in the park whenever they desire. This apartment is perfect for those who appreciate a blend of urban living with access to green spaces.

The property has an EWS1 with an A1 Rating.



**Entrance Via**

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

**Hallway:**

two storage cupboards - one of which contains the electric meter, water tank and consumer unit - wall mounted electric heater - power point - wood effect floor covering - doors to:

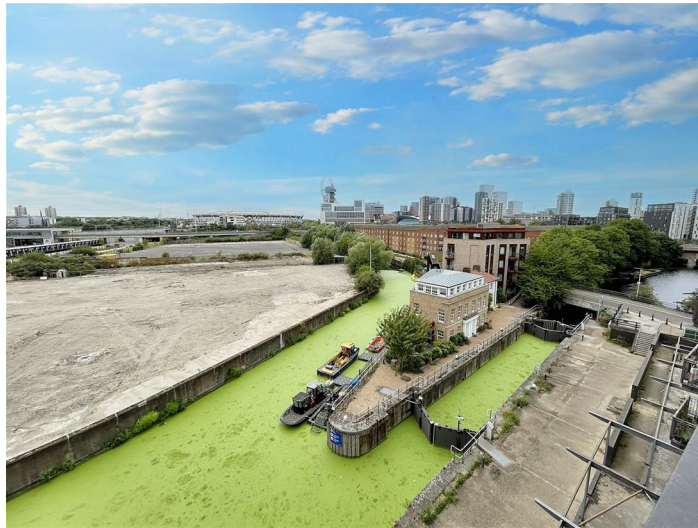
**Reception Room:**



wall mounted electric heater - power points - double glazed sliding door to:



**Balcony**



**Kitchen**



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 - integrated washing machine - space for fridge/freezer - power points - tiled effect floor covering

**Bedroom Two**



double glazed window - wall mounted electric heater - power point - wood effect floor covering

**Bedroom One**



double glazed window - built in wardrobe - wall mounted electric heater - power point - wood effect floor covering - door to:

## Ensuite



Ceiling mounted extractor fan - three piece suite comprising of a shower cubicle - wall mounted washbasin - low flush w/c - heated towel rail - tiled effect floor covering

## Bathroom



three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - wall mounted washbasin - low flush w/c - heated towel rail - tiled splash back - tiled effect floor covering



### Additional Information:

The lease has 105 Years remaining.  
The current service charge is £4560.00 per annum and is reviewed yearly.  
The ground rent is £250.00 per annum.  
Council Tax London Borough of Newham Band D

The property has an EWS1 with an A1 Rating.

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 limited. Outdoor voice and data coverage limited.  
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 limited.

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 electric heater.

The Title Register States the following:

A Conveyance of the freehold estate in the land in this title and other land dated 24 March 1958 made between (1) The British Transport Commission (Commission) and (2) B.R.S. (Pickfords) Limited (Company) contains the following provision:- "THERE shall not be included in this Conveyance any easement or right of light air or support or other easement or right which would restrict or interfere with the free use by the Commission or any person deriving title under them for building or any other purpose of any adjoining or neighbouring land of the Commission and there shall be reserved to the Commission the right at any time to erect or suffer to be erected any buildings or other erections and to alter any buildings or other erection now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property and any access of light and air over the adjoining land of the Commission shall be deemed to be enjoyed by the licence or consent of the Commission and not as of right".

Please see Ground Rent review below:

1. For the purposes of this Schedule the following provisions have the following meanings:  
1.1 "the Base Figure" means the Index Figure for the month preceding the commencement of the Term.  
1.2 "the Increase" means the amount (if any) by which the Index for the month preceding the relevant Review Date exceeds the Base Figure

1.3 "the Index" means the "All Items" index figure of the Index of Retail Prices published by the relevant Ministry or Department and any successor thereto

1.4 "the Initial Rent" means the sum as stated in the Particulars

1.5 "Review Date" means the eighth anniversary of the commencement of the Term and each fifth anniversary thereafter.

1.6 "a Review Period" means a period beginning on any Review Date and ending on the day before the next Review Date thereafter

2.1 Until the first Review Date the Rent is to be the Initial Rent and thereafter during each successive Review Period the rent is to be a sum equal to the greater of the Rent payable under this Lease immediately before the relevant Review Date or the Revised Rent ascertained in accordance with this Schedule

2.2 The Rent for any Review Period is to be the initial Rent plus the amount which bears the same proportion to the Initial Rent as the Increase bears to the Base Figure •

2.3 If the reference base used to compile the Index changes after the date of this Lease the figure taken to be shown in the Index after the change is to be the figure which would have been shown in the Index if the reference base current at the date of this Lease had been retained

2.4 If it becomes impossible to calculate the Rent for any Review Period by reference to the Index because of any change in the methods used to compile the Index after the date of this Lease or for any other reason whatever or if any dispute or question whatever arises between the parties as to the amount of the Rent for

any Review Period or the construction or effect of this Schedule then the Rent for that Review Period or the disputed matter is to be determined by an arbitrator to be appointed either by agreement between the parties or in the absence of agreement by the President for the time being of the Royal Institution of Chartered Surveyors (or any successor body thereto) or any person authorised by him to make appointments on his behalf on the application of either the Lessor or the Lessee. The arbitrator is to have full power to determine what the increase in the Index would have been had it continued on the basis assumed for the operation of this rent review. If that determination is not in the opinion of the arbitrator possible then the arbitrator must determine a reasonable rent for the Demised Premises having regard to the purposes and intent of the provisions in this Lease for the review of the rent

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.

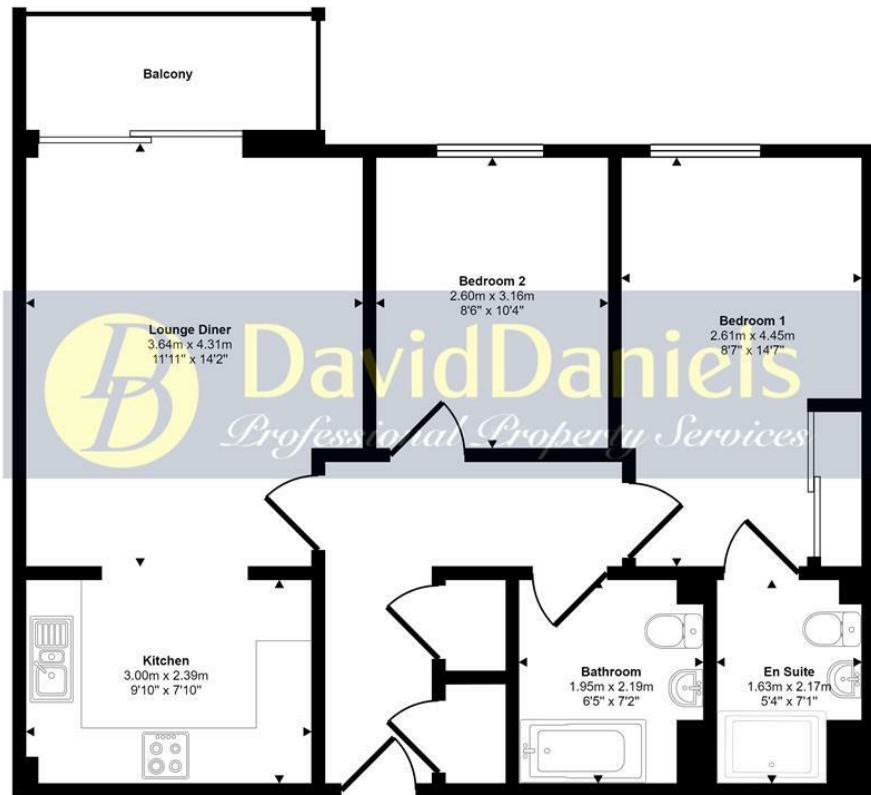
Please get in touch should you require a quotation and we will be pleased to organise this for you.

### 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.



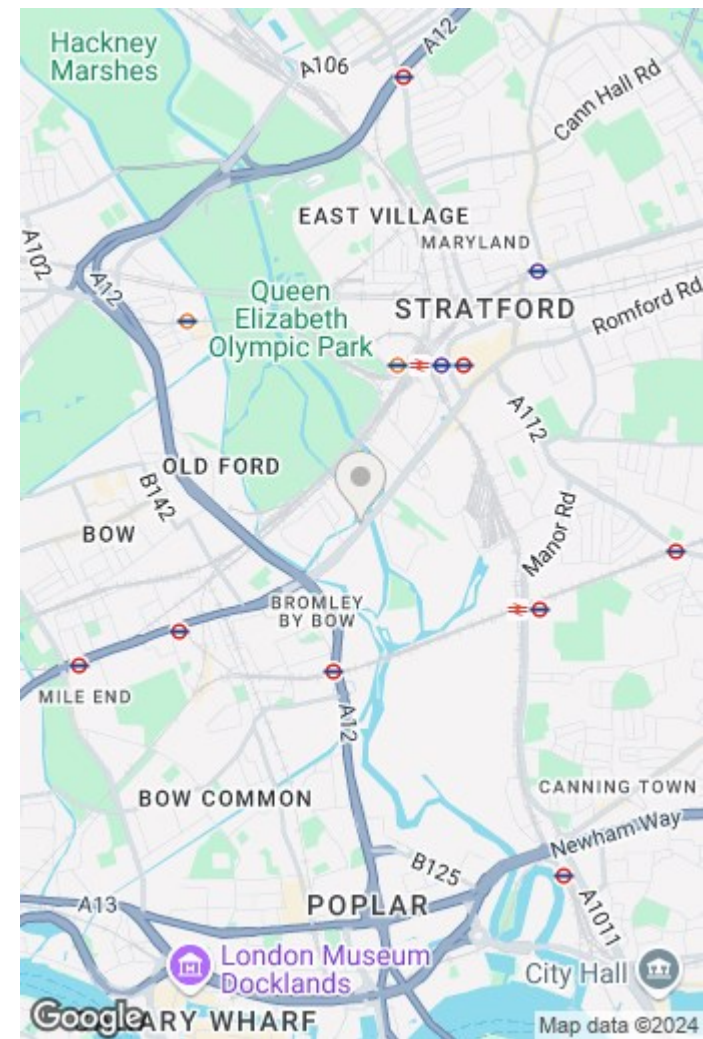
Approx Gross Internal Area  
62 sq m / 664 sq ft



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 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 84                      | 84        |
| (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 |           |



**Stratford Office:**  
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