



Sebert Road London E7 0NJ

Spacious Two Double Bedroom First Floor Victorian Conversion £360,000 L/H



Welcome to Sebert Road, London - a charming property that offers the perfect blend of comfort and convenience. This delightful 2-bedroom, 1-bathroom flat is situated on the first floor of a Victorian conversion.

Located in Forest Gate, this property is just a short stroll away from the picturesque Wanstead Flats, offering a serene escape from the hustle and bustle of city life. With the Queen Elizabeth Line and Wanstead Park train station in close proximity, commuting is a breeze, making this home ideal for busy professionals and families alike.

Whether you're looking for a peaceful retreat surrounded by nature or easy access to transportation links, this flat on Sebert Road offers the best of both worlds. Don't miss out on the opportunity to make this charming Victorian conversion your new home!



Entrance Via



communal door to communal hall - stairs ascending to:

Hallway

access to loft - built in storage cupboard - carpet to remain - doors to:

Lounge



double glazed three splay bay window to front elevation - double glazed window to front elevation - two radiators - power points - carpet to remain.

Bedroom One



Double glazed window to rear elevation - two fitted cupboards - radiator - power points - carpet to remain.

Bathroom



obscure double glazed window to side elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal washbasin - low flush w/c - tiled walls - tiled effect floor covering.

Kitchen



double glazed window to side elevation - Biasi wall mounted boiler - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - gas cooker point hob with extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - Vinyl effect floor covering.

Bedroom Two



double glazed window to rear elevation - radiator - power points - carpet to remain.



Additional Information:

The lease has 144 Years remaining.

This is a probate sale and the seller does not know if there is a service charge the sellers solicitor is making enquiries and this will be confirmed in the management pack.

The ground rent is £75.00 per annum and is reviewed as follows:

£50.00 per annum for the first thirty three years

£75.00 per annum for the next thirty three years

£100.00 per annum for the final thirty three years of the said term

Council Tax London Borough of Newham Band B

Parking: On Street, a permit must be acquired from the local council.

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 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 following are details of the covenants contained in the Conveyance dated 22 October 1879 referred to in the Charges Register:-

The said David Marshall doth hereby for himself his heirs executors administrators and assigns covenant with the said James Jeffryes his heirs and assigns that he the said David Marshall will henceforth observe perform and comply with all and singular the covenants stipulations and restrictions contained in the Second Schedule to the said Indenture of the ninth day of August One thousand eight hundred and seventy six and which are also specified in the Schedule hereunder written in so far as the same relate to the premises hereinbefore expressed to be hereby granted and will at all times hereafter keep the said James Jeffryes his heirs executors and administrators and his and their estates and effects indemnified from and against all actions suits claims and demands whatsoever for or on account of the same or in anywise relating thereto. THE SCHEDULE herein before referred to

1. FENCES. Each Purchaser shall forthwith make and afterwards maintain the boundary fences next the road and on the sides of his lot marked T within the boundary.

2. BUILDING LINE. Nothing shall be erected within 15 feet of Sebert Road and Avenue Road and within ten feet of Godwin Road and Cranmer Road except fences and those not more than 6 feet high.

3. DESCRIPTION OF BUILDINGS. None but detached or semi-detached houses shall be built.

4. VALUE OF BUILDINGS. NO detached house shall be erected of less value than £330 nor semi-detached of less value than £550 the pair. The value of a house for the purpose of this stipulation is to be the amount of its net first cost in materials and labour of construction only estimated at the lowest current prices.

5. TRADES ETC. PROHIBITED. No building on any lot shall be erected or used as a shop workshop warehouse or factory nor shall any trade or manufacture be carried on nor any operative machinery fixed or placed nor any noxious or offensive process or deposit be carried on or made upon any lot. No hut shed caravan house on wheels or other chattel shall be erected made or placed or be allowed to remain upon any lot adapted or intended for use as nor shall any such be used as a dwelling or sleeping apartment and the Vendors or respective owners of any other portion of the property shall have full right to remove and require to be removed every or any such thing and liberty to enter upon any lot and to break fences and do all things necessary for removal thereof."

NOTE 1: The T marks referred to in Clause 1 do not affect the land in this title.

NOTE 2: A copy of the Conveyance dated 9 August 1876 referred to in the first paragraph was not supplied upon first registration.

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.



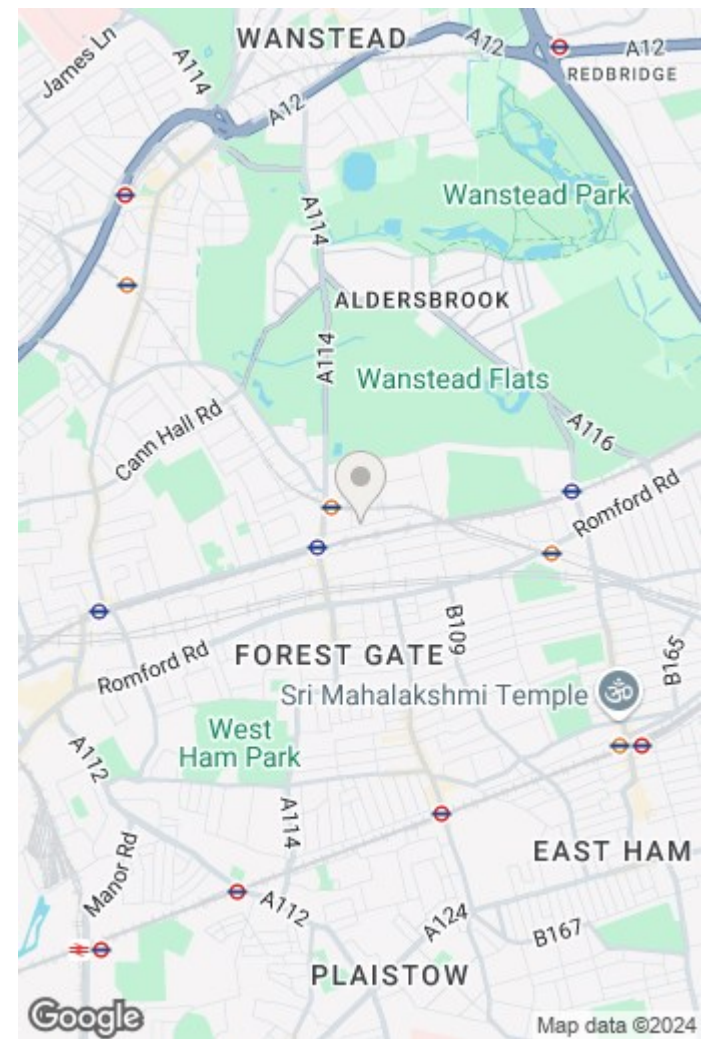
Approx Gross Internal Area
73 sq m / 782 sq ft



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	
	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	
Current: 59	Potential: 65
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
Current: 40	Potential: 52
England & Wales	EU Directive 2002/91/EC



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