



1 Forest Lane Stratford E15 1HR

Well Presented One Bedroom First Floor Apartment Asking Price £267,500 Leasehold





Nestled in the vibrant area of Stratford, this well-presented one-bedroom first-floor apartment offers a perfect blend of comfort and convenience. Spanning an impressive 504 square feet, the property features a spacious reception room that opens up to the kitchen. The bedroom is well proportioned, while the bathroom is modern and functional.

This purpose-built apartment has recently undergone cladding works, and it comes with an EWS1 certificate boasting an A1 rating, ensuring peace of mind regarding building safety. Residents can enjoy the added benefit of a communal terrace, perfect for unwinding outdoors, as well as a concierge service that enhances the living experience.

Ideal for first-time buyers, this property is strategically located opposite Maryland Station, which is well-served by the Elizabeth Line, making commuting a breeze. Additionally, the renowned Westfield Stratford shopping centre and the expansive Queen Elizabeth Olympic Park are both easily accessible, offering a wealth of leisure and retail options.

This apartment presents an excellent opportunity for those looking to establish themselves in a thriving area, combining modern living with excellent transport links and local amenities. Don't miss the chance to make this delightful property your new home.



Entrance via

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

Hallway

storage cupboard housing immersion heater - wall mounted consumer units - wall mounted entry phone - power points - wood effect floor covering - doors to:

Lounge



double glazed window - wall mounted storage heater - power points - wood effect floor covering - opening to kitchen.



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 over - space for fridge/freezer - space and plumbing for washing machine - tiled splash backs - power points - vinyl floor covering.

Bedroom



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



Bathroom



ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled splash backs - heated towel rail.

Communal Terrace



Additional Information:

The lease has 104 Years remaining.
The current service charge is £2616.00 per annum and is

reviewed yearly.
The ground rent is £150.00 per annum.
Council Tax London Borough of Newham Band B

Parking: No Parking available.

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 water, mains sewerage and is heated via electric heaters.

The following is noted on the title register:
(17.06.2004) The land is subject to such restrictive covenants as may have been imposed thereon before 18 July 1990 and are still subsisting and capable of being enforced.
(17.06.2004) The freehold estate in the land in this title and other land is subject to the following rights reserved by a Conveyance thereof dated 24 July 1990 made between (1) The Master Fellows and Scholars of Emmanuel College (Vendors) and (2) Christopher Paul Wayman (Purchaser):- "subject also to an exception and reservation in favour of the Vendors and the successors of the Vendors in fee simple for the benefit of all the adjoining property belonging to the Vendors (including without prejudice to the generality of the foregoing property situate in Maryland Park) of all rights and easements quasi-rights and quasieasements of support drains ways passages lights watercourses or otherwise and all liberties privileges and advantages now used or enjoyed by the Vendors said adjoining property over or under or otherwise affecting the said property"

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.

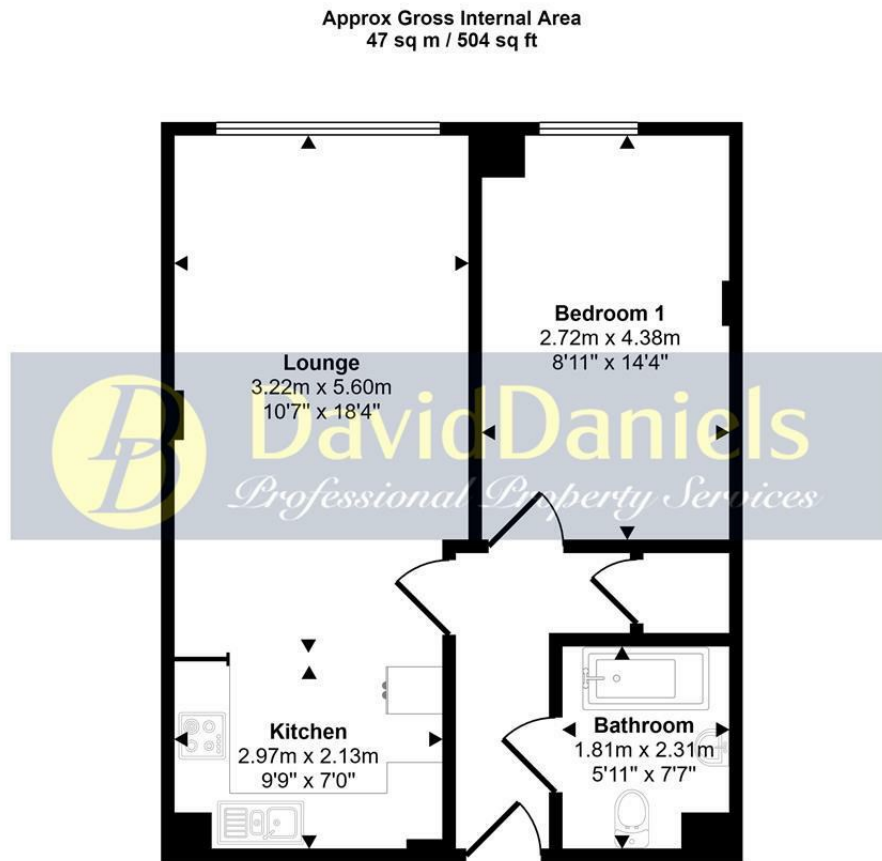
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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.

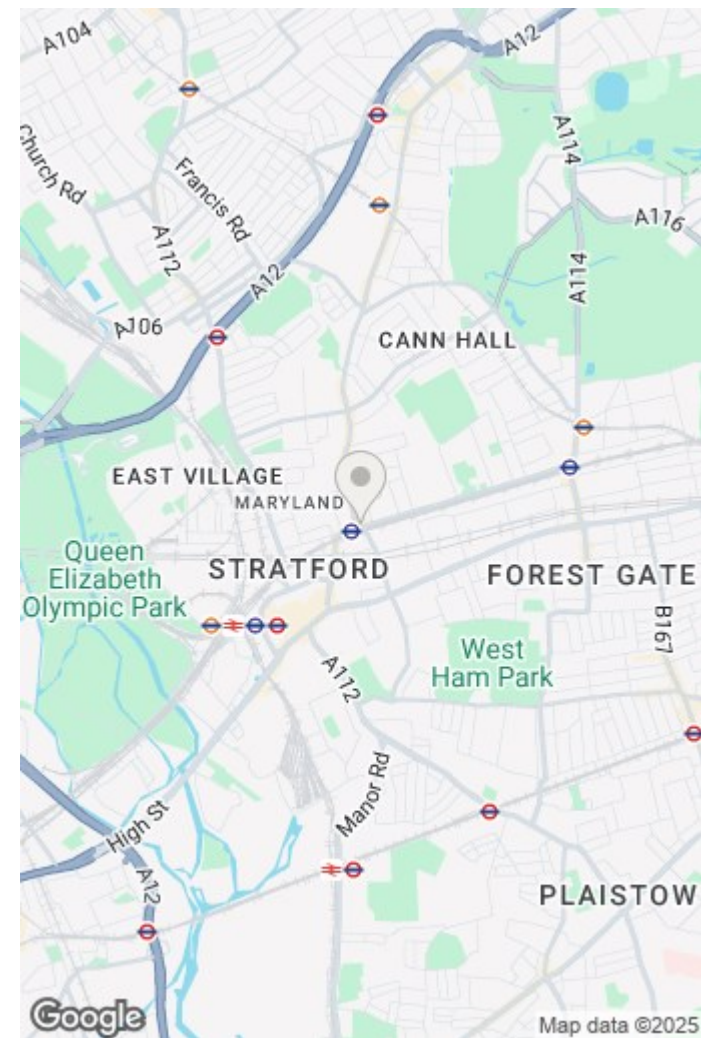




Floorplan

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.

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.



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	