



1 Forest Lane Stratford E15 1HS

Well Presented Three Bedroom Eighth Floor Apartment With Balcony £360,000 L/H



Nestled in the vibrant area of Forest Lane, London, this well-presented three-bedroom apartment offers a perfect blend of modern living and comfort. Situated on the eighth floor, the property spans an impressive 732 square feet, providing ample space for both relaxation and entertaining.

As you enter, you are greeted by a bright open-plan lounge and kitchen, which is thoughtfully designed with contemporary finishes and integrated appliances. This inviting space seamlessly extends to a private balcony.

The apartment features three generously sized bedrooms, ensuring plenty of room for family or guests. With two well-appointed bathrooms, morning routines will be a breeze, providing convenience and privacy for all residents.

Residents of this purpose-built block will benefit from a range of amenities, including a dedicated concierge service, ensuring that your needs are met with ease. Additionally, the communal terrace offers a lovely outdoor space for socialising or simply enjoying the fresh air. The property also boasts an A1 rating on the EWS1 assessment, providing peace of mind regarding safety and security.

This apartment is an ideal choice for those seeking a comfortable home in a prime London location. With its modern features and excellent amenities, it presents a wonderful opportunity for both first-time buyers and families alike. 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 eighth floor - door to:

Hallway

two storage cupboards one of which houses the consumer units and the other the water heater - wall mounted entry phone - wood effect floor covering - doors to:

Bathroom



three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - low flush w/c - wall mounted wash basin - tiled splashbacks - heated towel rail - tiled floor covering.

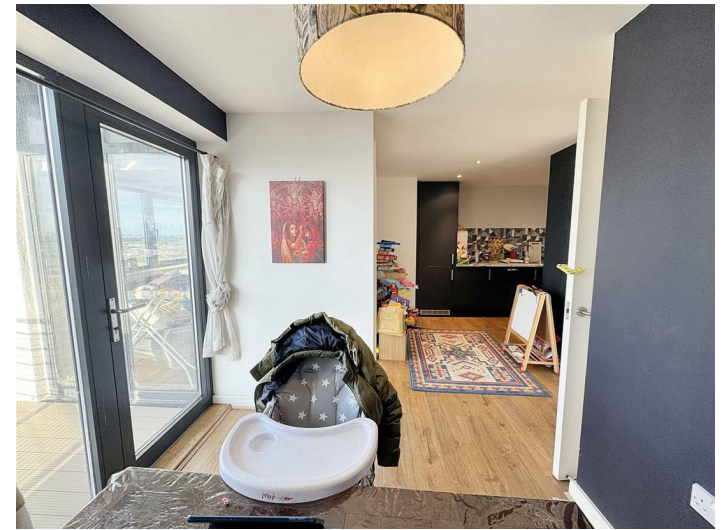
Bedroom 1



double glazed window - wall mounted electric heater - fitted wardrobe - power points - wood effect floor covering - door to:



Bedroom 3



En Suite



three piece suite comprising of a shower cubicle - low flush w/c - pedestal washbasin - tiled splashbacks - tiled floor covering.

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

Lounge/Kitchen

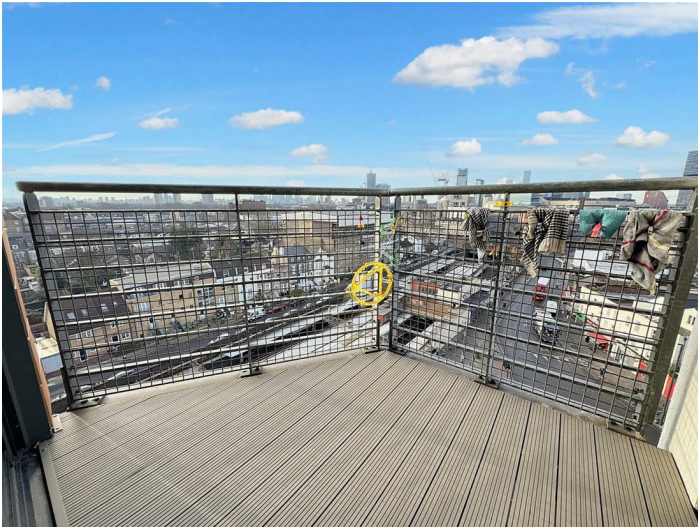


range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - integrated washing machine - integrated fridge/freezer - tiled splashbacks - power points - wood effect floor covering - doors to:





Balcony



Bedroom 2



double glazed window - fitted cupboard - power points - wood effect floor covering.

Communal Terrace



Additional Information:

The lease has 104 Years remaining.
The current service charge is £3336.00 per annum and is reviewed yearly.

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

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/limited. Outdoor voice and data coverage likely/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 water, mains sewerage and is heated via electric heaters.

The title register states the following:
There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

Where relevant, the provisions contained in the deeds set out in the register of the lessor's title referred to in the registered Lease are set out in the register of this title.

Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

A Transfer of the freehold estate in the land in this title and other land dated 3 April 1991 made between (1) The Mayor and Burgesses of The London Borough of Newham (formerly known as The Mayor Aldermen and Burgesses of the County Borough

of West Ham) ("the Transferor") and (2) Steadlease Limited of 152 Seven Sisters Road, London, N7 7PL ("The Transferee") contains the following covenants:- "The Transferee hereby covenants with the Transferor to the intent and so as to bind the land hereby transferred into whosoever hands the same may come and to benefit the adjoining land of the Transferor or any part thereof not to use or permit or suffer to be used the land hereby transferred or any part thereof for residential purposes."

(21.04.2005) By a Deed of Release dated 27 February 2003 made between (1) The Mayor and Burgesses of The London Borough of Newham and (2) Toynbee Housing Association Limited and Boleyn & Forest Housing Society Limited the covenants contained in the Transfer dated 3 April 1991 referred to above were expressed to be released.

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, Bowling & CO and 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.

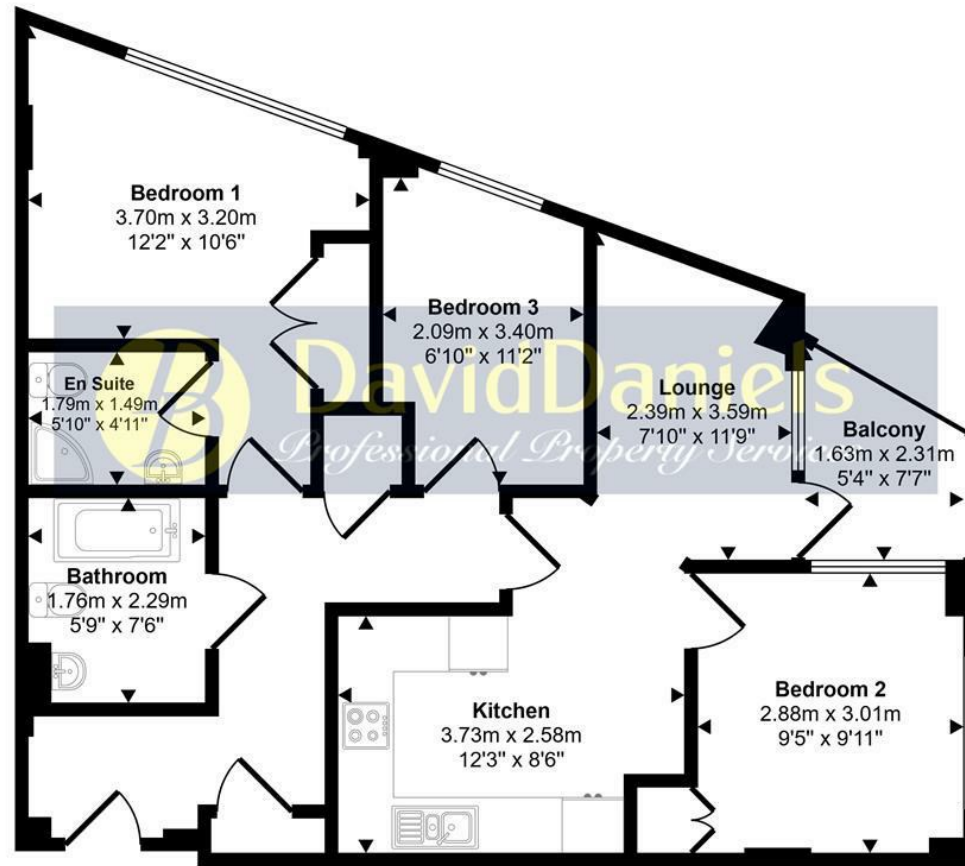
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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.

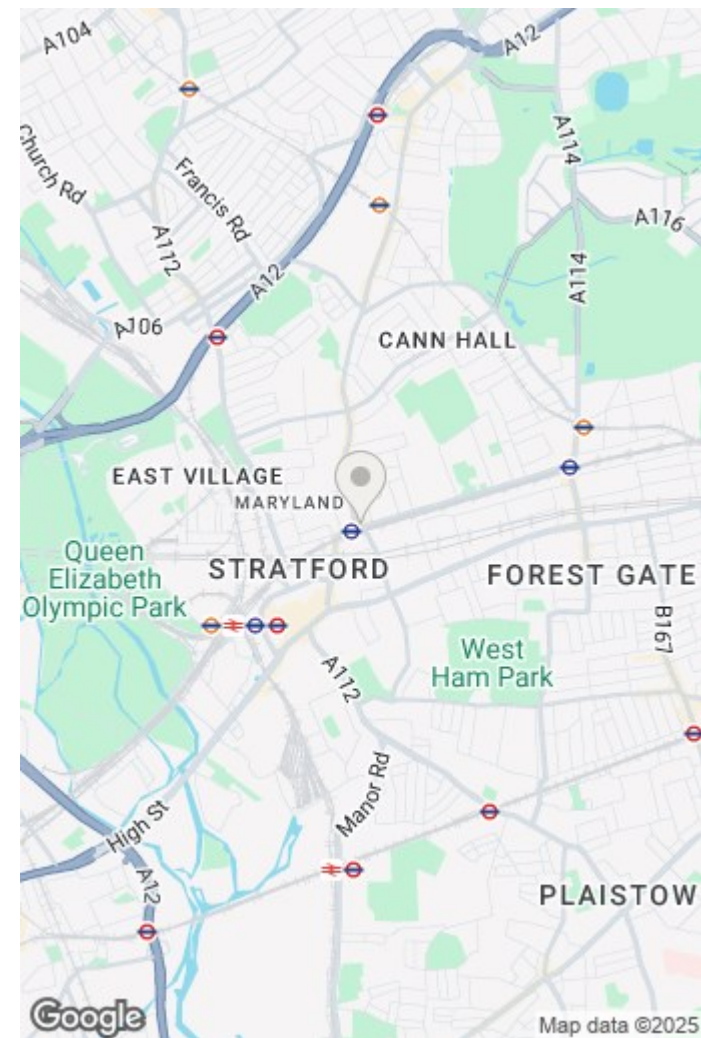
Approx Gross Internal Area
68 sq m / 732 sq ft



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.

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		84
(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		