



Downsell Road London E15 2TR

Two Bedroom Terraced House With Kitchen/Diner Guide Price £535,000 - £615,000 F/H



Guide Price £535,000 - £575,000

We are pleased to announce an Open House on Saturday, 8th March!
Please call to book your place.

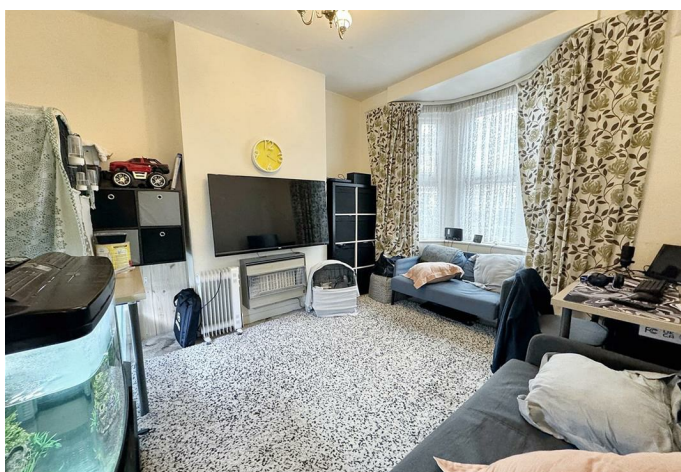
Nestled in the sought-after area of Downsell Road, London, this terraced house features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

Upon entering, you are welcomed into a well-appointed reception room, then onto the generous kitchen/diner, perfect for entertaining guests or enjoying family meals. The ground floor also boasts a family bathroom, offering convenience and practicality.

The 32-foot rear garden provides a tranquil outdoor space for relaxation, gardening, or al fresco dining during the warmer months. An added benefit is that the seller can be chain free if required, ensuring a smoother transaction.

The location is particularly advantageous, as it is just a short stroll from Drapers Field and Leyton station, ensuring excellent transport links for commuting or exploring the vibrant city. Additionally, the renowned Queen Elizabeth Olympic Park and the bustling Westfield Stratford shopping centre are easily accessible, offering a plethora of leisure and retail options.

This delightful home on Downsell Road presents a wonderful opportunity for those looking to settle in a lively and well-connected part of London. With its combination of space, comfort, and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.



Entrance Via
partially glazed door to:

Hallway
wall mounted consumer unit - stairs ascending to first floor - radiator - power point - door to:

Lounge



three splay double glazed bay window to front elevation - power points - wall mounted gas fire (untested).

Kitchen/Diner



double glazed window to rear elevation - range of eye and base level units

incorporating a sink with mixer taps and drainer - gas cooker point - tiled splash backs - power points - radiator - understairs storage cupboard - door to:



Hall
double glazed door to rear garden - door to:

Bathroom



obscure double glazed window to rear elevation - wall mounted Main boiler - three piece suite comprising of a panel enclosed bath with mixer taps - pedestal wash basin - low flush w/c - tiled splash backs - radiator - vinyl floor covering.

First Floor Landing
access to loft - double glazed window to rear elevation - doors to:

Bedroom 1



two double glazed windows to front elevation - two radiators - power points.

Bedroom 2



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

Rear Garden
32'3" (9.84m)



mainly laid to lawn with flower and shrub borders



Additional Information:

Council Tax London Borough of Waltham Forest Band C

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 limited. 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 title register states the following:

- 1 (07.02.1935) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 49 Downsell Road, London (E15 2TR).
- 2 The Transfer dated 25 March 1936 referred to in the Charges Register contains the following provision:-
"It is hereby agreed and declared that the Purchaser and his successors in title shall not be entitled to any right of light or air over any part of the Cann Hall Estate which is not hereby transferred to him and that the boundary walls and fences separating the property hereby transferred from any adjoining property shall be deemed to be party walls and fences"
- 3 (07.04.2000) A Transfer of the land in this title dated 27 March 2000 made between (1) The Mayor and Burgesses of the London Borough of Waltham Forest and (2) James Ernest Howell and Jeffrey Edward Howell was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 to the said Act.

(07.04.2000) The Transfer dated 27 March 2000 referred to above contains a provision as to boundary structures.

A Transfer dated 25 March 1936 made between (1) Henry Edward Austin (Vendor) and (2) Frederick Charles Kerry (Purchaser) contains the following covenants:-
"The Purchaser hereby for himself and his successors and assigns covenants with the Vendor (to the intent that such covenant shall run with the land but shall not be binding on the Purchaser after he shall have parted with all interest in the property hereby transferred) that neither the property hereby transferred nor any part thereof shall be used for any purpose which shall be a nuisance or annoyance to the Vendor as the owner of adjoining or neighbouring properties or the tenants or occupiers thereof"
2 (07.04.2000) A charge having the priority specified in section 156 of the Housing Act 1985 to secure the liability under the covenant to repay

discount contained in the Transfer dated 27 March 2000 referred to in the Property Register.

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.

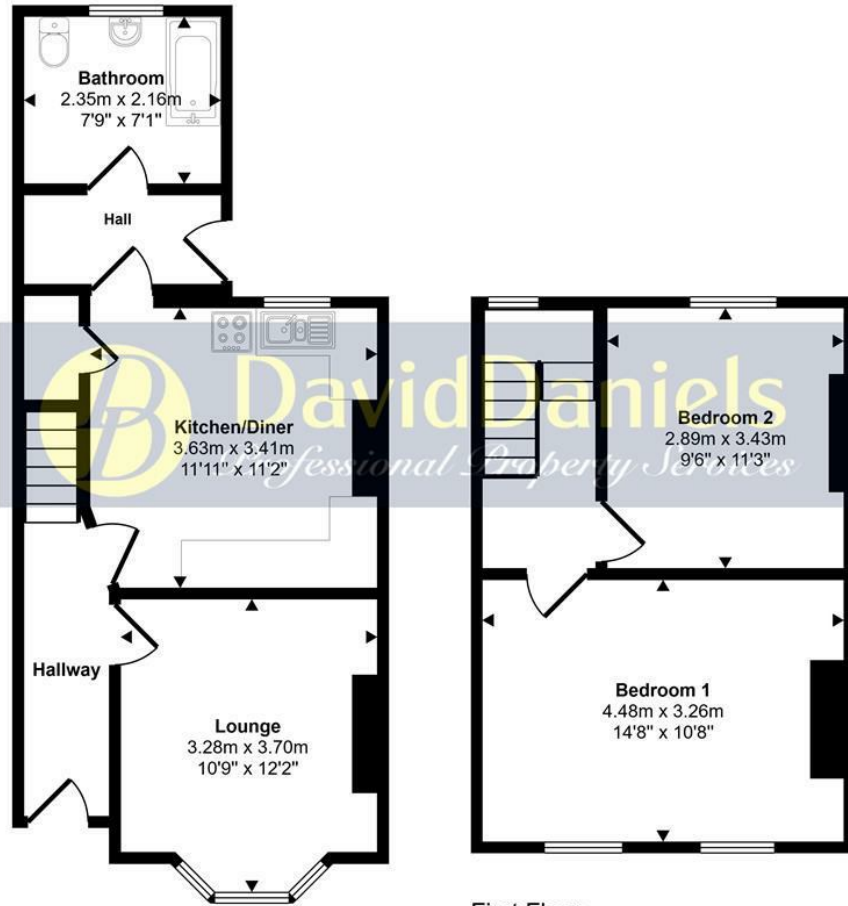
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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
70 sq m / 756 sq ft

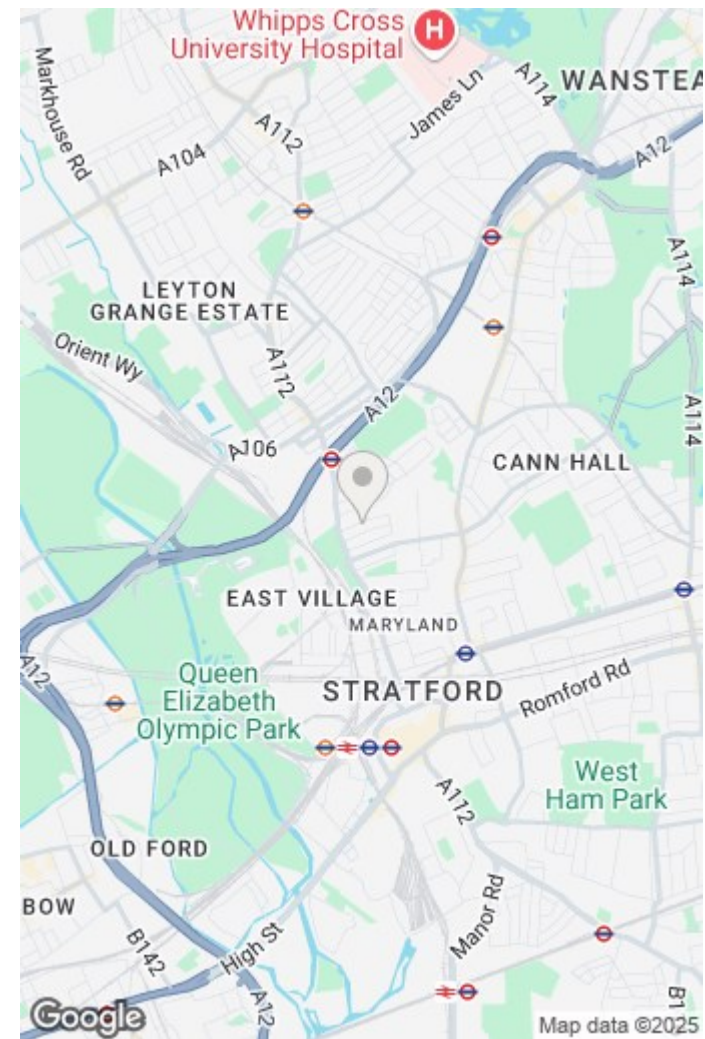


First Floor
Approx 31 sq m / 332 sq ft

Ground Floor
Approx 39 sq m / 425 sq ft

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			90
(81-91) B			
(69-80) C		69	
(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	



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