



Cam Road Stratford E15 2SL

Spacious & Well Presented Two Bedroom Tenth Floor Apartment £410,000 L/H



Nestled in the vibrant area of Cam Road, London, this spacious and well-presented tenth-floor apartment offers a delightful blend of comfort and modern living. Spanning an impressive 759 square feet, the property features a bright and airy lounge that seamlessly connects to a well-equipped, contemporary kitchen, making it an ideal space for both relaxation and entertaining.

The apartment boasts two generously sized bedrooms, with the master bedroom benefiting from dual aspect windows that flood the room with natural light, as well as a built-in wardrobe for added convenience. The modern family bathroom is tastefully designed, ensuring a pleasant experience for all residents.

One of the standout features of this property is the extended lease, which is currently being lodged with the land registry. Upon completion, the new owner will enjoy an impressive 972 years unexpired lease and a peppercorn ground rent, providing peace of mind for years to come.

Adding to its appeal, this apartment offers stunning panoramic views of Canary Wharf and the O2 Arena, creating a breath taking backdrop to city living.

Residents of this purpose-built apartment building will also appreciate the added security and convenience of a concierge service. Furthermore, the building holds a B1 rating on the EWS1, ensuring that safety standards are met and maintained.

This apartment is perfect for those seeking a stylish and comfortable home in a prime London location. With its modern amenities and spacious layout, it presents an excellent opportunity for both first-time buyers and investors alike. Do not miss the chance to make this exceptional property your own.

Entrance Via

communal door to communal hallway - stairs and lift ascending to 10th floor - door to:

Hallway

storage cupboard housing consumer unit and water heater - wall mounted electric heater - power points - carpet to remain - doors to:

Lounge



double glazed three splay bay window - double glazed window - two wall mounted electric heaters - power points - wood effect floor covering - opening to kitchen





Kitchen



a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled splash backs - wall mounted electric heater - vinyl floor covering.

Bedroom 1



double glazed window - range of eye and base level units incorporating a one and a half bowl sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - integrated dishwasher - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - vinyl floor covering.

two double glazed windows - built in wardrobe - wall mounted electric heater - power points - carpet to remain.



Bathroom



ceiling mounted extractor fan - three piece suite comprising of



Bedroom 2



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

Additional Information:

The lease has 972 Years remaining.

The current service charge is £2900.00 per annum and is reviewed yearly.

The ground rent is £0.00 per annum.

Council Tax London Borough of Newham Band D

No parking available with this property.

An Ofcom online search shows that there is the following coverage via the following mobile networks:

EE: Indoor voice coverage likely and data coverage limited.

Outdoor voice and data coverage likely.

Three: Indoor voice and data coverage likely/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 limited. 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 wall mounted heaters.

The title register states the following:

The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

A Conveyance of the land in this title and other land dated 23 February 1867 made between (1) The British Land Company Limited (Vendor) and (2) Charles William Tanner (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

The following are details of the covenants contained in the Conveyance dated 23 February 1867 referred to in the Charges Register:-

"AND whereas the premises were sold to the Purchaser subject to the stipulations specified in the Second Schedule hereto which refer to the said lithographed plan NOW therefore the Vendors (as to so much of the land to which the said stipulations relate as remains vested in them) for themselves and their assigns and the Purchaser (as to the land hereby conveyed) for himself his heirs executors administrators and assigns do hereby respectively covenant and grant with and to each other and as to the Purchaser also with and to the owners or owner of any land to which the said Stipulations relate other than the land hereby conveyed or remaining vested in the Vendors and their his or her respective heirs and assigns that the Covenantors respectively will and their respective heirs and assigns shall henceforth observe perform and comply with the said Stipulations so far as the same relate either to the rights or to the duties of the Purchaser his heirs or assigns in respect of the land hereby conveyed and that nothing shall ever be erected fixed placed or done upon the land as to which they respectively covenant or any part thereof in breach or violation or contrary to the fair meaning of the said Stipulations but this covenant is not to be held personally binding upon either the Vendors or the Purchaser or any other person except in respect of breaches committed or continued during his her or their joint or sole seizin or of title to the land

upon or in respect of which such breaches shall have been committed

SECOND SCHEDULE

STIPULATIONS

2. On lots 1 to 3 inclusive no dwellinghouse or portion of any dwelling house is to be erected of less value than £300 - On Lot 4 of less value than £500 - or on any other lot of less value than £150. The value of a house is the amount of its net first cost in materials and labor of construction only estimated at the lowest current prices.

3. The trade of an Innkeeper Victualler or Retailer of Wines Spirits or Beer is not to be carried on upon any lot except lot 4.

4. The Conveyance to each Purchaser shall contain a mutual Covenant by the Vendors and Purchaser with each other and with the owners of all the other lots now offered to observe the above Stipulations with a proviso limiting the personal liability to the period of ownership." NOTE: The land in this title comprised part of lot 44.

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.

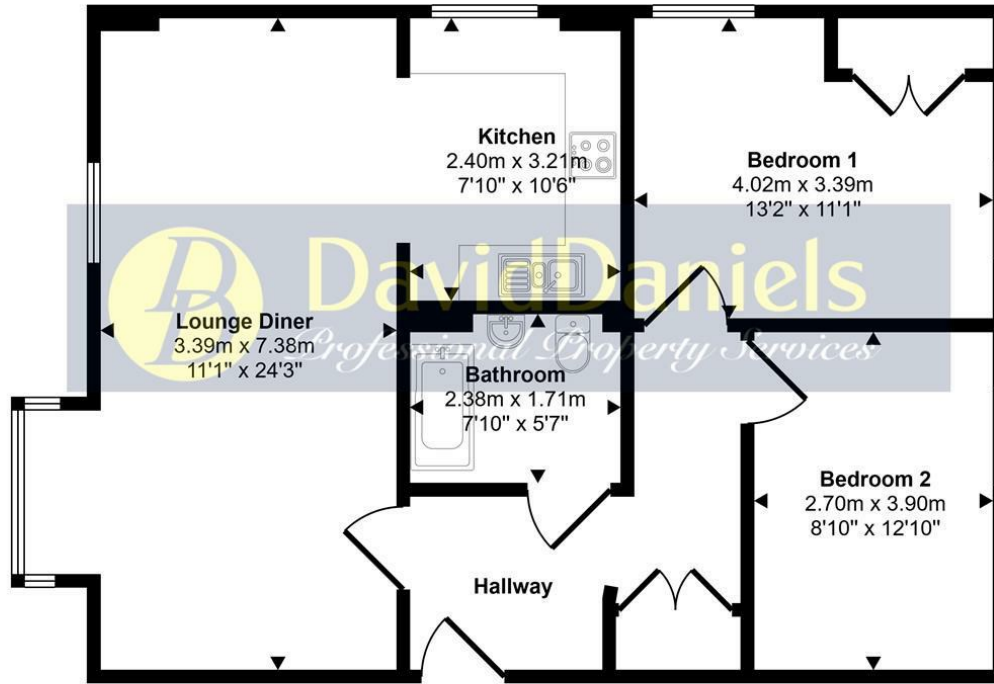
Please get in touch should you require a quotation and we will be pleased to organise this for you.

Disclaimer

The information provided about this property does not

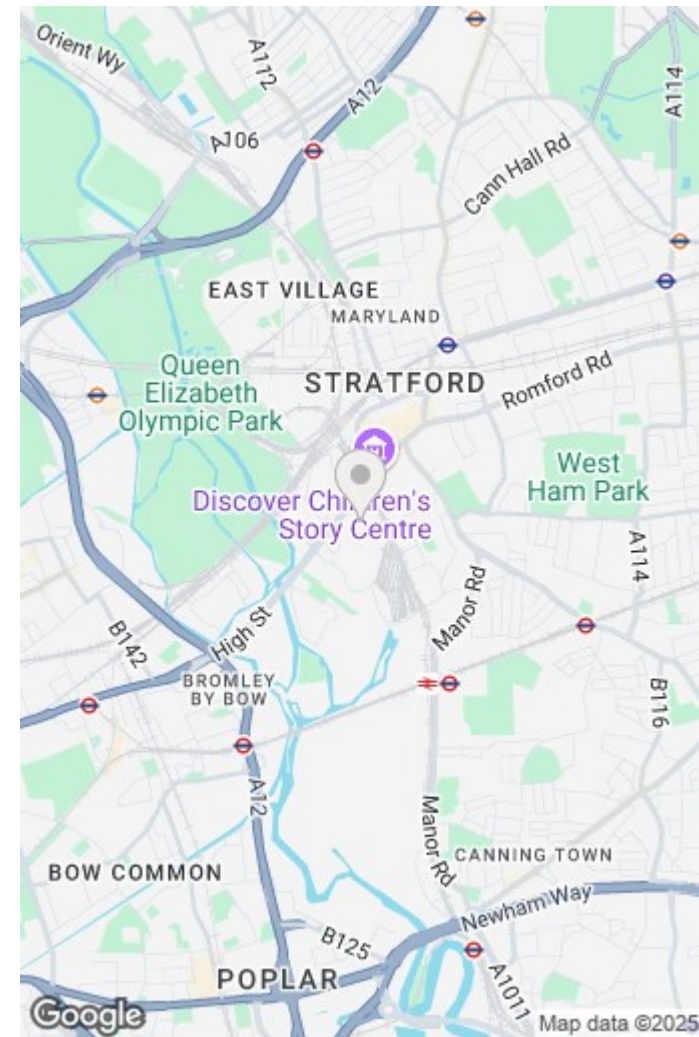
constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. 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
71 sq m / 759 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	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 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	

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.



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