



Janson Road Stratford E15 1TG

Three Bedroom House That Requires Modernisation Throughout Offers In Excess Of £500,000 F/H

We are delighted to offer this three-bedroom ex-local authority house presents a wonderful opportunity for those looking to create their ideal home. Spanning an impressive 1,053 square feet, the property boasts two spacious reception rooms.

The first-floor bathroom adds convenience to the layout, while the shared side access enhances the practicality of the home. Although the property requires modernisation throughout, it is being sold as seen, with all furniture included.

Location is key, and this house is ideally situated just a short walk from Maryland station, providing excellent transport links to the rest of London. This property is perfect for those with a vision, offering the chance to personalise and transform it into a contemporary living space.

Whether you are a first-time buyer or an investor looking for a project, this house on Janson Road is a promising prospect in a vibrant area.

Entrance Via

door to porch - secondary door to:

Hallway

stairs ascending to first floor - cupboard housing gas meter, electric meter and consumer unit - radiator - power points - wood effect floor covering - doors to:

Lounge



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

Kitchen



double glazed window to rear elevation - cupboard housing Worcester boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - gas cooker point - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - wood effect floor covering - door to rear garden - door to:



Dining Room



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

First Floor Landing
access to loft - storage cupboard - wood effect floor covering - doors to:

Bathroom



obscure double glazed window to rear elevation - three piece suite comprising of a panel enclosed bath with mixer taps and shower over - pedestal wash basin - low flush w/c - tiled splash backs - radiator - exposed floor boards.

Bedroom 2



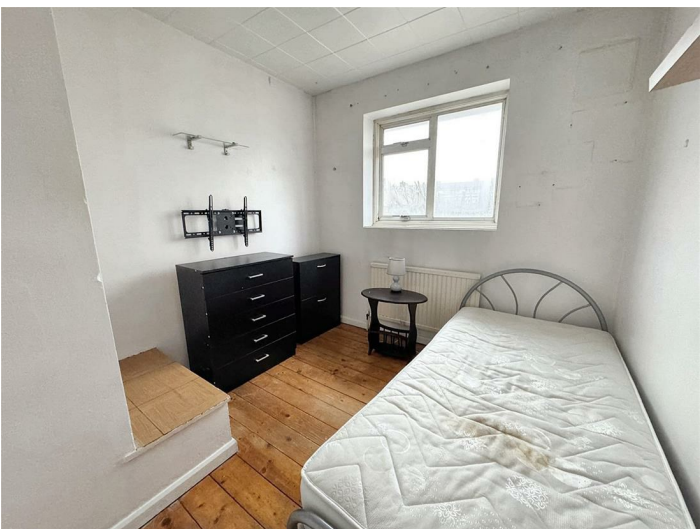
double glazed window to rear elevation - radiator - power points - exposed floor boards.

Bedroom 1



double glazed window to front elevation - radiator - power points - exposed floor boards .

Bedroom 3



double glazed window to front elevation - radiator- power points - exposed floor boards - storage cupboard.

Rear Garden
78'9" x 22'11" (24.02m x 7.00m)



mainly laid to lawn - outside w/c - small brick shed - shared side access



Outside W/C



(untested)

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 likely. Outdoor voice and data coverage likely.
Three: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.
O2: Indoor voice coverage likely and data coverage limited. 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 gas, mains water, mains sewerage and is heated via gas central heating.

The following is noted on the title register:

- 1 The parts of the land in this title affected thereby are subject to the restrictive covenants imposed thereon prior to registration so far as the same are enforceable.
- 2 A Transfer of the land in this title dated 12 October 1981 made between (1) The Mayor and Burgesses of The London Borough of Waltham Forest and (2) Thomas Brian Callaghan and Audrey Elizabeth Callaghan contains restrictive covenants.

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.

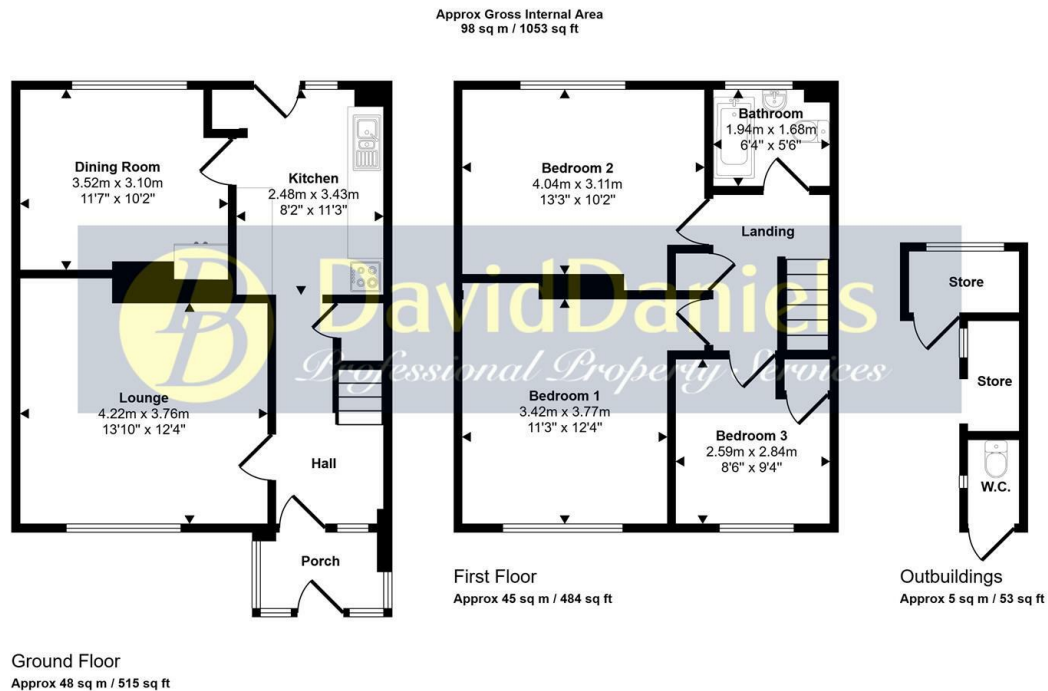
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

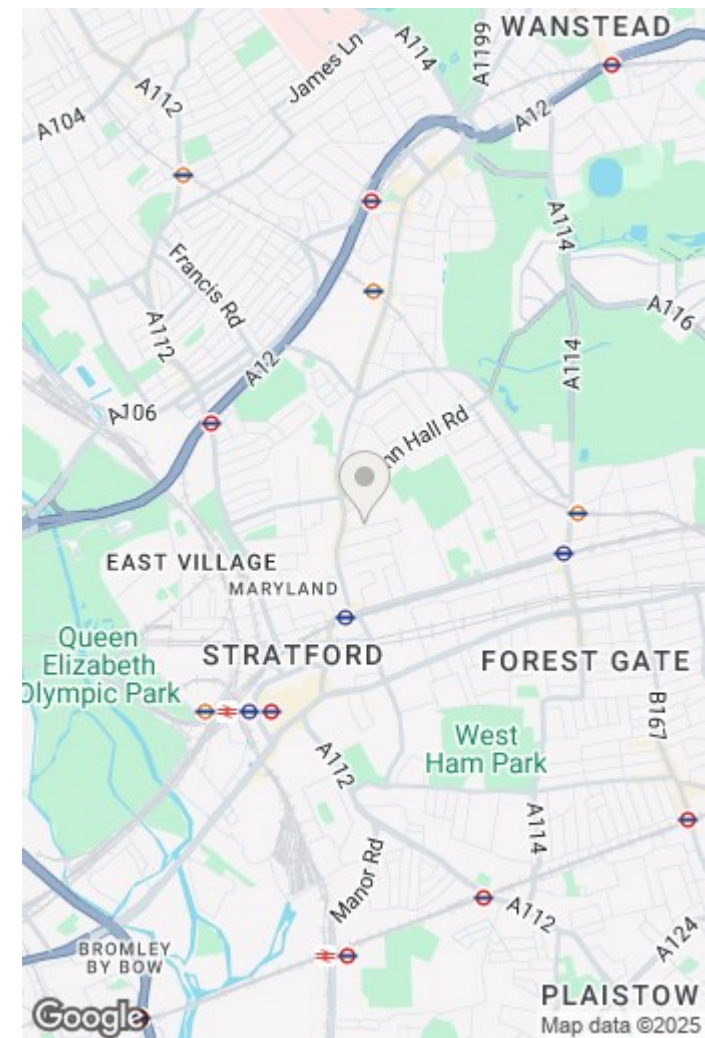
Disclaimer

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.



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
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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