



2 Bedroom 2 Bathroom Apartment With Allocated Parking Space Guide Price £325,000 - £350,000 L/H

Windmill Lane Stratford E15 1PX

Guide Price £325,000 - £350,000.

This first-floor apartment offers a perfect blend of comfort and convenience. Spanning an impressive 623 square feet, the property features two generously sized double bedrooms and two well-appointed bathrooms, making it an ideal choice for professionals, couples, or small families.

Upon entering, you are welcomed by a spacious lounge that seamlessly connects to the kitchen, creating an inviting space for both relaxation and entertaining. The lounge also opens onto a balcony, perfect for enjoying a morning coffee or unwinding after a long day.

Residents of this purpose-built apartment benefit from access to a communal garden, as well as a well-equipped gymnasium for those who enjoy an active lifestyle. Additionally, the property includes the convenience of an allocated underground parking space, a rare find in London.

The apartment holds an EWS1 certificate with an A2 rating, ensuring peace of mind regarding safety. Its prime location is just a short stroll from Maryland station, which is served by the Elizabeth line, offering excellent transport links across the city. Furthermore, the renowned Westfield Stratford and the expansive Queen Elizabeth Olympic Park are easily accessible, providing a wealth of shopping, dining, and recreational options.

Entrance Via

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

Hallway

two storage cupboards one housing consumer unit and the other the water heater - wall mounted entry phone - wall mounted electric heater - power points - wood effect floor covering - doors to:

Bedroom 1



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



En Suite



Lounge



Kitchen



three piece suite comprising of a shower cubicle - pedestal wash basin - low flush w/c - tiled splash backs - tiled floor covering.

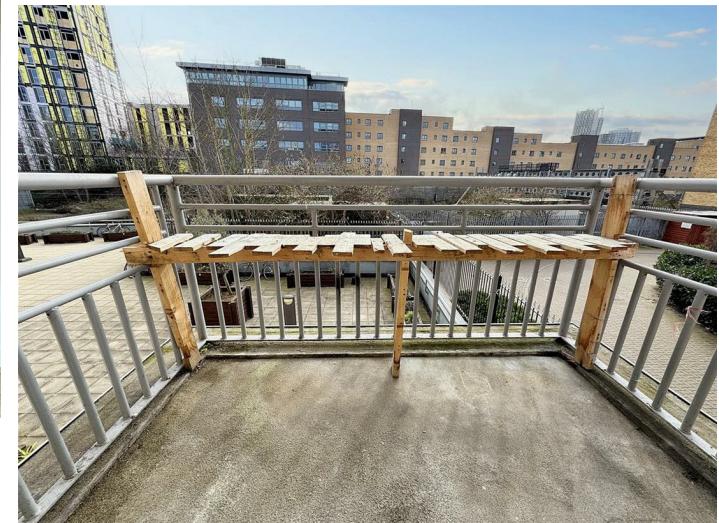
Bedroom 2



double glazed door to balcony - two wall mounted electric heaters - power points - wood effect floor covering - opening to:

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 fan over - space and plumbing for washing machine- integrated dishwasher - integrated fridge/freezer - tiled splashbacks - power points - tiled floor covering.

Balcony



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

Bathroom



Communal Gym



Parking Space



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 - tiled floor covering.

Communal Garden



Additional Information:

The lease has 132 Years remaining.
The current service charge is £4412.00 per annum and is reviewed yearly.
The ground rent is £280.00 per annum.
The ground rent is reviewed every 25 years as follows: The rent shall be subject to review on each twenty-fifth anniversary of the commencement date and shall then be the sum of the rent plus such sum as shall be the difference (in percentage terms) between the review value of the building and the first value of the building BUT so that such reviewed rent shall never equal or exceed such a sum as would in appropriate circumstances create an inhibition on the premium capable of being charged on an assignment of the demised premises in the same manner as set out in section 127 and schedule 18 part II of the rent act 1997 or any amending or similar legislation in which case the rent shall be £1.00 or less than the sum which would otherwise be charged rather than the amount which creates an inhibition on the premium

Council Tax London Borough of Newham Band C.

Parking: Dated allocated parking space (space 33).

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 wall mounted electric heaters.

The title register states the following:

(27.02.2004) The Conveyance dated 5 September 1985 referred to in the Charges Register contains the following provision and exceptions and reservations and the registration of the land in this title takes

effect subject thereto:- "IT IS HEREBY DECLARED that there shall not be included in the said property:-

(2) Any easement or right of light air or support or other easement or right which would restrict or interfere with the free use by the Vendor or any person deriving title under it for building or any other purpose of any adjoining or neighbouring land of the Vendor (whether intended to be retained or to be sold by it) THE SECOND SCHEDULE above referred to (Exceptions and Reservations)

(1) The right at any time to erect or suffer to be erected any building or other erections and to alter any building or other erection now standing or hereafter to be erected on any part of its adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air any building which is or may be erected upon the property and any access of light and air over the adjoining land of the Vendor shall be deemed to be enjoyed by the licence or consent of the Vendor and not as of right

(2) The right of support from the Property for the adjoining property of the Vendor

(3) The right to have maintain repair cleanse use reconstruct alter and remove any drains pipes wires cables and works on over or under the Property now used for the benefit of the adjoining property of the Vendor

(4) Full right and liberty for the Vendor and its successors in title with or without workmen at all reasonable times to enter upon the Property for the purpose of exercising the right

reserved by paragraph (3) of this Schedule."

6 (27.02.2004) The Conveyance dated 5 September 1985 referred to above contains the following provision:- IT IS HEREBY DECLARED that the carrying on by the Vendor of its undertaking on its adjoining or neighbouring land in exercise of its powers and subject to its statutory and common law obligations shall not be deemed to be a breach of the covenant for quiet enjoyment implied herein by reason of the Vendor being expressed to convey the said Property as Beneficial Owner nor to be in derogation of its grant"

7 (27.02.2004) The landlord's title is registered.

8 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.

(27.02.2004) A Conveyance of the freehold estate in the land in this title and other land dated 5 September 1985 made between (1) British Railways Board (Vendors) and (2) Lillian May Harvey (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 (27.02.2004) The land is subject to the rights contained in a Demarcation Agreement dated 31 August 1999 made between (1) British Railways Board and (2) Railtrack PLC.

The following are details of the covenants contained in the Conveyance dated 5 September 1985 referred to in the Charges Register:- "THE Purchaser HEREBY COVENANTS with the Vendor for the benefit and protection of such part of the adjoining or neighbouring property of the Vendor as is capable of being benefited or protected and with intent to bind so far as legally may be herself and her successors in title owners for the time being of the said property or any part thereof in whosoever hands the same may come to observe and perform the covenants set out in the Third Schedule hereto

THE THIRD SCHEDULE above referred to (Covenants on the part of the Purchaser)

(1) Not at any time:-

(a) without previously submitting detailed plans and sections thereof to the Vendor and obtaining approval thereto and (b) without complying with such reasonable conditions as to foundations or otherwise as the Vendor shall deem it necessary to impose to erect or add to any building or structure or to execute any works (including without prejudice to the generality of the foregoing the alteration of ground levels or the making or excavations) on the whole of the said Property

(2) Not to discharge drainage including surface water from the said property on to the adjoining land of the Vendor nor to construct any soakaway within fifteen metres of the boundary fence between the points marked "A" and "B" on the plan annexed hereto

(4) Not without the prior consent of the Vendor (which shall not be unreasonably withheld) to remove any part of the brick walls forming part of the boundaries of the Property

(5) Not at any time to operate any hosepipes cranes or other jibbed structures on the property in such proximity to the Vendor's land and works that danger may result therefrom

(7) To repay to the Vendor on demand all costs incurred by the Vendor in approving supervising or protecting its adjoining property from potential adverse effects of any works carried out on the said property"

NOTE: The Western boundary of Title EGL441516 falls between the points marked A and B referred to in paragraph (2) of the above Schedule.

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.

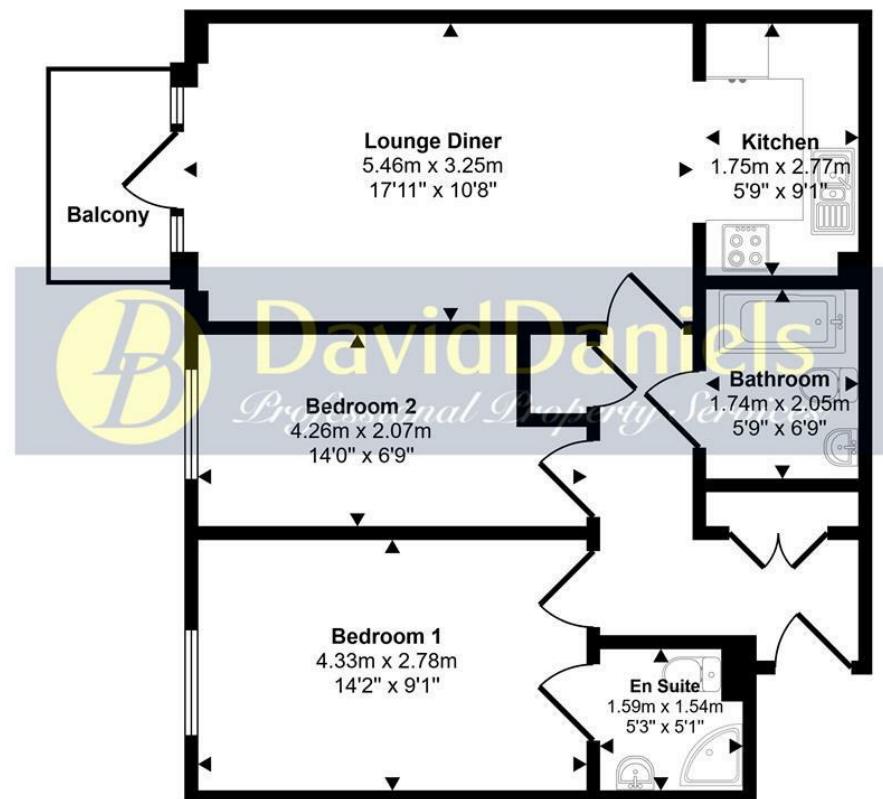
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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.

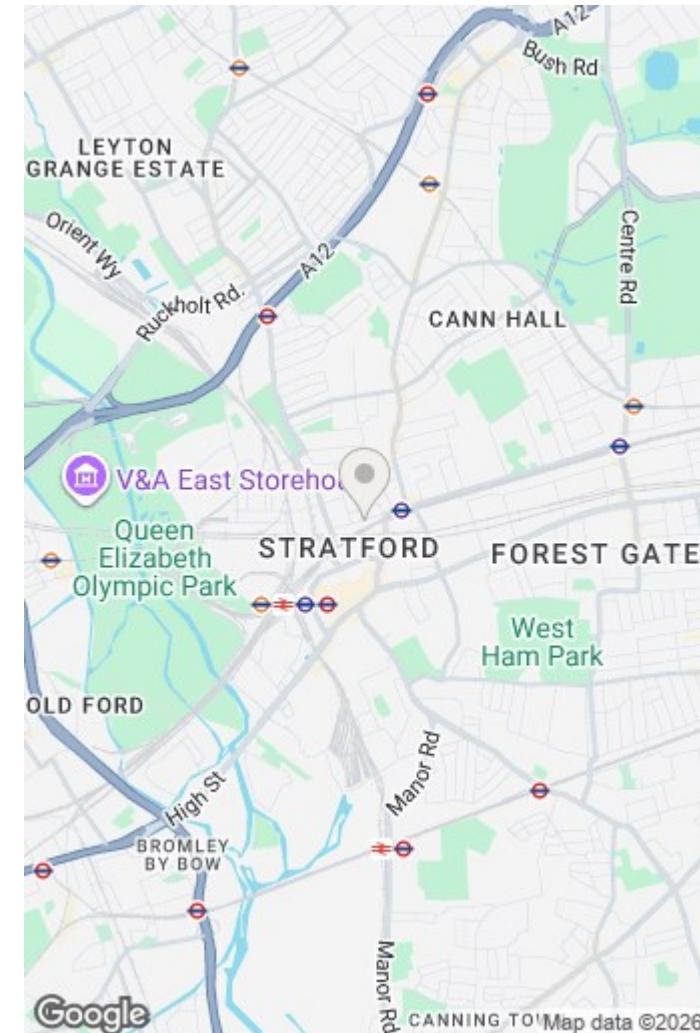
Approx Gross Internal Area
58 sq m / 623 sq ft



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	
(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		