



**Cam Road Stratford E15 2SQ**

**One Bedroom Ground Floor Apartment With Patio Area £225,000 L/H**



We are acting in the sale of the above property and have received an offer of £225,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

This spacious one-bedroom property features a well-designed reception room that seamlessly connects to the kitchen. The lounge is enhanced by sliding doors that lead directly to a private patio area, perfect for enjoying a morning coffee or evening relaxation.

With one bedroom and a well-appointed bathroom, this purpose-built apartment is ideal for individuals or couples seeking a comfortable home. The property has 81 years remaining on the lease. Being chain-free adds to the appeal, allowing for a smooth transition into your new abode.

It is important to note that the property is currently on a shared ownership title but will be staircased in line with the sale. This process will involve additional time and work for the solicitors, so buyers should be prepared for a slightly extended timeline.

Conveniently located, the apartment is just a stone's throw away from Stratford High Street, with easy access to the DLR for effortless commuting. The renowned Westfield Stratford shopping centre and the expansive Queen Elizabeth Olympic Park are also within easy reach, offering a plethora of shopping, dining, and recreational options.

This property presents an excellent opportunity for those looking to invest in a well-located apartment in London. With its spacious layout and proximity to key amenities, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely apartment your new home.



Entrance Via

Hallway

Lounge/Diner



Bathroom



Kitchen



Bedroom



Patio Area



**Additional Information:**

The lease has 81 Years remaining.  
The current service charge is £3350.00 per annum and is reviewed yearly.  
The ground rent is £0 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 limited. Outdoor voice and data coverage likely.  
Three: Indoor voice coverage likely 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 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:  
(15.06.2007) 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 seisin 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 formed 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.

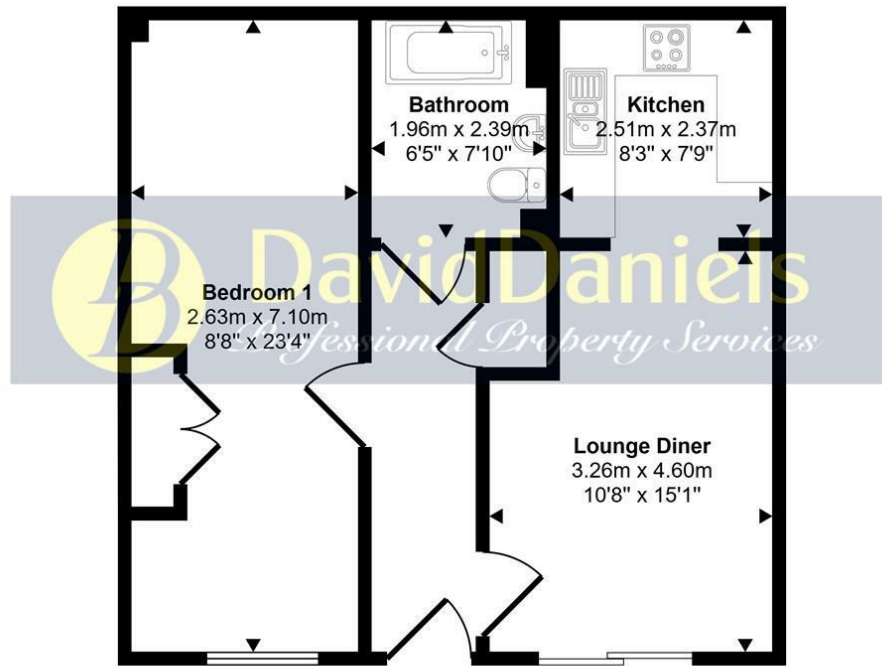
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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.

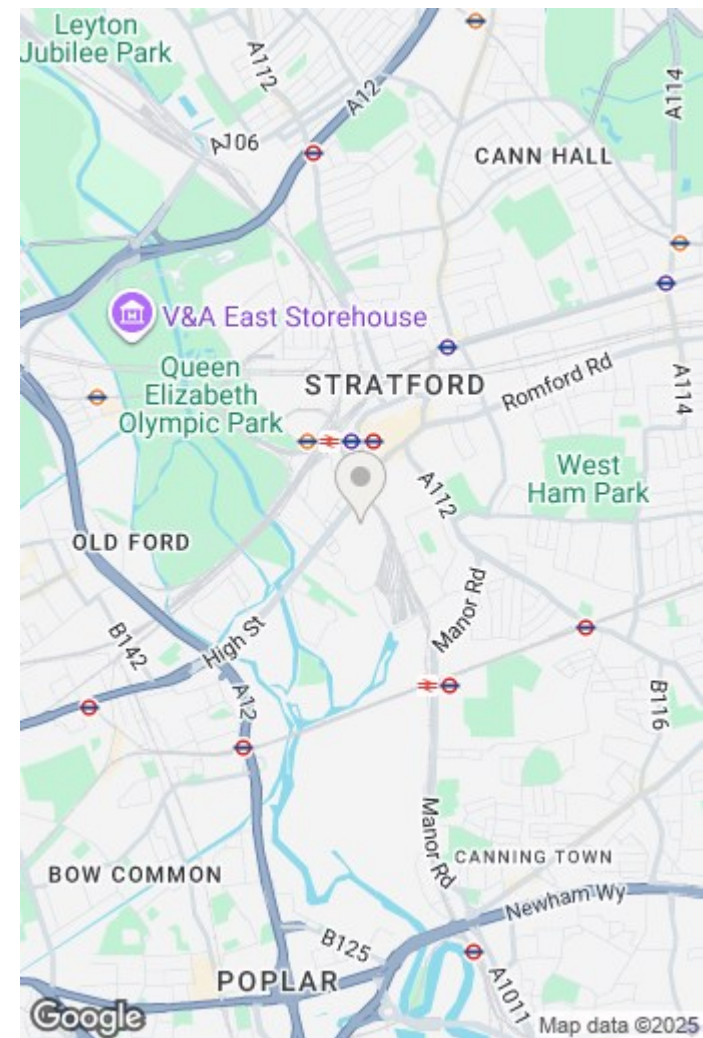


Approx Gross Internal Area  
48 sq m / 514 sq ft



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                                   |  |                         |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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