



Bisson Road Stratford E15 2RD

Well Presented Two Bedroom First Floor Maisonette Offers Over £395,000 L/H



Nestled on Bisson Road in London, this well-presented two-bedroom first-floor maisonette which offers a delightful living space, making it an ideal choice for first-time buyers. The property features a comfortable reception room, alongside two inviting bedrooms and a well-appointed bathroom.

One of the standout features of this maisonette is its prime location. Just a short walk away, you will find the picturesque Three Mills Green, providing a lovely outdoor space for leisurely strolls or picnics. Additionally, the property boasts easy access to the Docklands Light Railway (DLR), ensuring convenient transport links to the wider city. For those who enjoy recreational activities, the renowned Queen Elizabeth Olympic Park is also within walking distance, offering a variety of sports and leisure facilities.

Adding to the appeal, the property benefits from being just across the road from the vibrant new Sugar House Island development, where residents can enjoy a growing selection of stylish bars and restaurants—perfect for evenings out or weekend brunches.

The seller is currently in the process of extending the lease, which presently has 86 years remaining. Upon completion, the lease will be extended to an impressive 176 years, providing peace of mind for future homeowners. Alternatively, should the purchaser prefer to manage the lease extension independently, the seller is open to reducing the price by the cost of the lease extension to accommodate this.

This maisonette presents a wonderful opportunity to secure a charming home in a vibrant area of London, combining comfort, convenience, and potential for future growth. Do not miss the chance to make this property your own.



Entrance Via

entrance via double door to

Hallway

wall mounted electric meter and fuse board - power point - carpet to remain - stairs ascending to first floor.

First Floor Landing

access to loft - power point - carpet to remain - opening to lounge - doors to

Lounge



three splay bay sash window to front elevation - sash window to front elevation - radiator - power points - carpet to remain.



Bedroom 1



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

Bathroom



obscure double glazed window to side elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - low flush w/c - pedestal wash basin - tiled walls - heated towel rail - tiled floor covering.

Kitchen



obscure double glazed window to rear elevation - cupboard housing Atlantic boiler - 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 gas hob and extractor fan over - integrated fridge/freezer - space and plumbing for washing machine - tiled splash backs - power points tiled floor covering.

Bedroom 2



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

Three Mills Green



Additional Information:

The lease has 86 Years remaining the seller is in the process of extending the lease and this will be extended to 176 years upon completion . The current service charge is £706.98 per annum and is reviewed yearly. The ground rent is £10.00 per annum and will revert to £0.00 once the lease extension is finalised. Council Tax London Borough of Newham Band B.

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.

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.

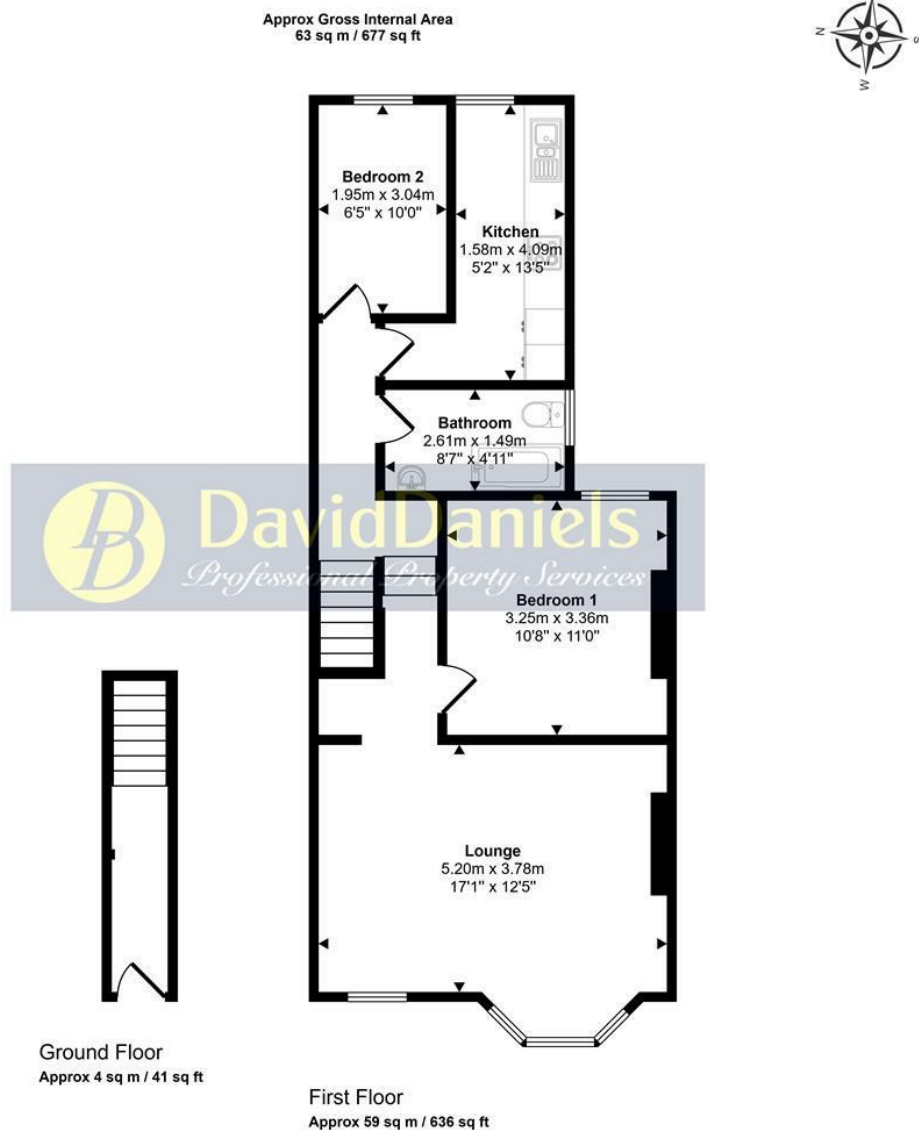
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

Disclaimer

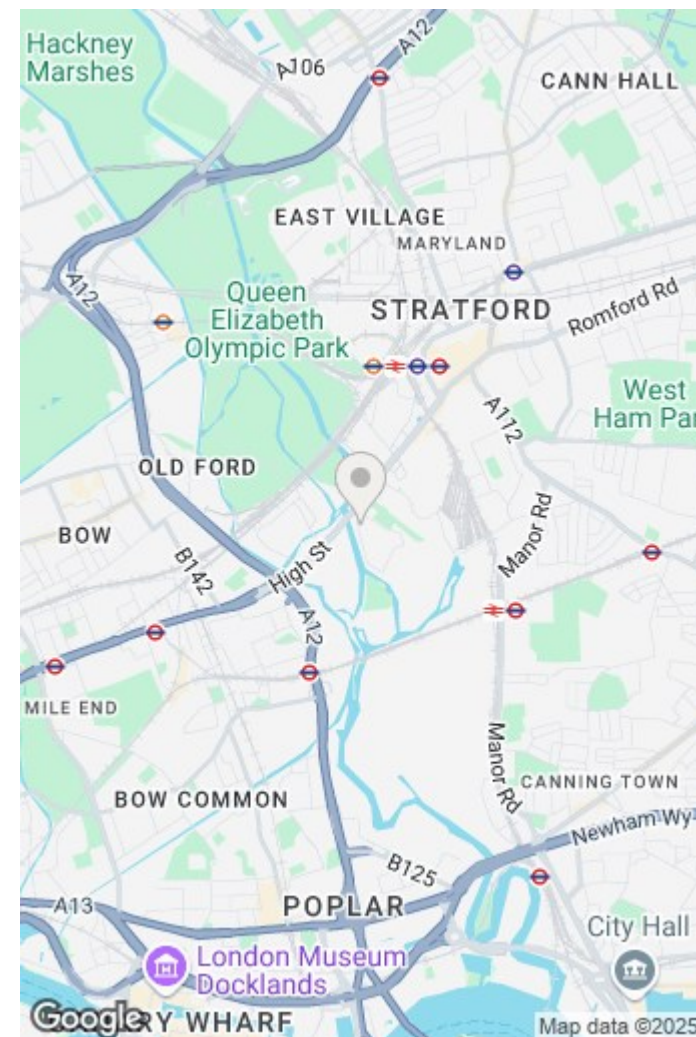
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been 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.





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			
(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 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	