



Lister Road Leytonstone E11 3DS
2 Bedroom First Floor Period Conversion Flat Undergoing Lease Extension Offers Over £430,000 L/H

Nestled on Lister Road in London, this two-bedroom first-floor flat offers a practical living space of 544 square feet, making it an ideal choice for first-time buyers. The property is a period conversion, situated in the Bushwood area of Leytonstone, and is conveniently located just a short walk from the picturesque Wanstead Flats, perfect for leisurely strolls or outdoor activities.

The flat features one reception room, providing a comfortable area for relaxation or entertaining guests. The two bedrooms are well-proportioned, catering to a variety of living arrangements. The bathroom is functional, serving the needs of the household effectively.

In terms of ownership, the lease is currently being extended, and upon completion, it will boast an impressive 190 years unexpired, offering peace of mind for future residents. Additionally, there is potential to expand into the loft, subject to obtaining the necessary consents, allowing for further development and personalisation of the space.

This property provides a blank canvas for new owners to make their mark. With its prime location and potential for enhancement, this flat represents a fantastic opportunity for those looking to establish themselves in a vibrant London community.



Entrance Via

communal door to communal hallway door to flat - stairs ascending to:

Hallway

access to loft - carpet to remain - opening to kitchen - doors to:

Lounge



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



Bedroom 1



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

Kitchen

obscure double glazed window to side elevation - wall mounted Sabre boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - tiled splash backs - power points - tiled floor covering - opening to:

Hall

storage cupboard - carpet to remain - doors to:

Bathroom



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

Bedroom 2



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

Additional Information:

The lease is being extended and will have 190 Years remaining upon completion.

The current service charge is £0.00 per annum and is reviewed yearly.

The ground rent is £0.00 per annum.

Council Tax London Borough of Waltham Forest 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 limited. Outdoor voice and data coverage likely.

An Ofcom Online search shows that standard 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 title register states the following:

(13.09.2013) A Conveyance of the freehold estate in the land in this title and other land dated 24 February 1872 made between (1) British Land Company Limited and (2) Henry John Leatherdale contains covenants details of which are set out in the schedule of restrictive covenants hereto.

NOTE: No copy of the covenant to observe the said covenants was supplied on first registration.

2 (13.09.2013) The land is subject to the following rights reserved by a Conveyance of the freehold estate in the land in this title and other land dated 8 April 1947 made between (1) Westminster Bank Limited (Vendor) and (2) Thomas James

Bambridge (Purchaser):- EXCEPT AND RESERVING unto the Vendors in fee simple for the benefit of the adjacent and contiguous land belonging to the Vendors and retained by them all drains ways passages lights watercourses liberties privileges and advantages now used or enjoyed therewith.

(13.09.2013) The following are details of the covenants contained in the Conveyance dated 24 February 1872 referred to in the Charges Register:-

SECOND SCHEDULE

Stipulations for lots 269 to 304 -

1. Each Purchaser is forthwith to make and afterwards to maintain the boundary fences on the sides of his lot marked T within the boundary.
2. Nothing is to be erected within 10 feet of any Road except fences and those not more than 6 feet high. No dwelling house or portion of any dwelling house is to be erected or less value than £150. The value of a house is the amount of its net first cost in materials and labour of construction only estimated at the lowest current prices.
3. No building shall be erected as a Shop warehouse or factory and no trade or manufacture shall be carried on nor any operative machinery be fixed upon any lot.
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 forms part of lots 289 to 291. The T marks referred to affect the western boundary of the land in this title.

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.

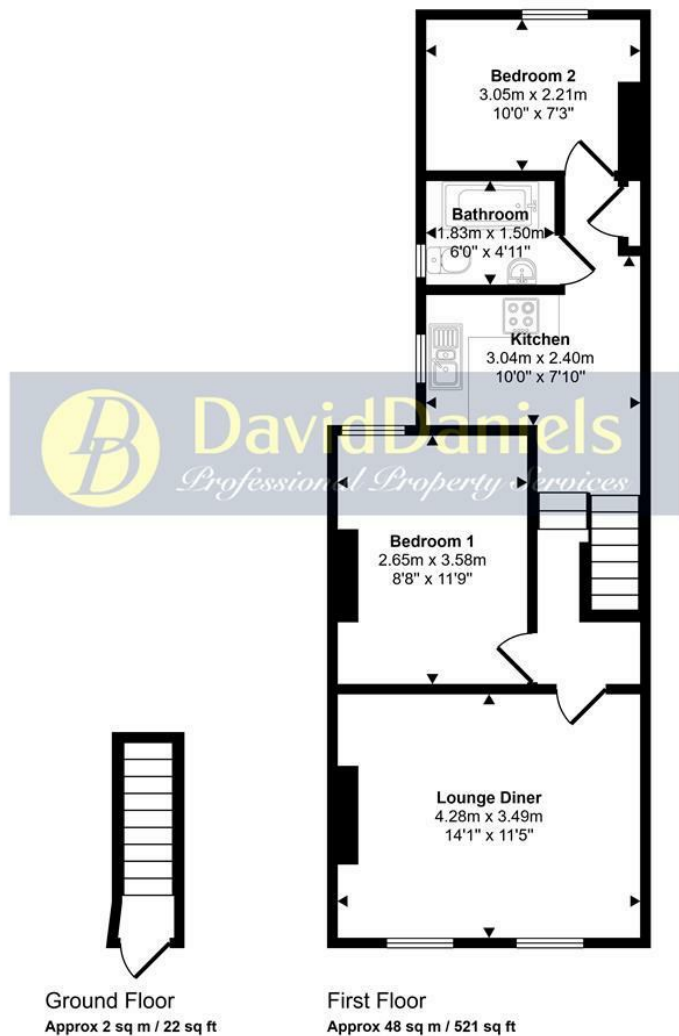
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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.

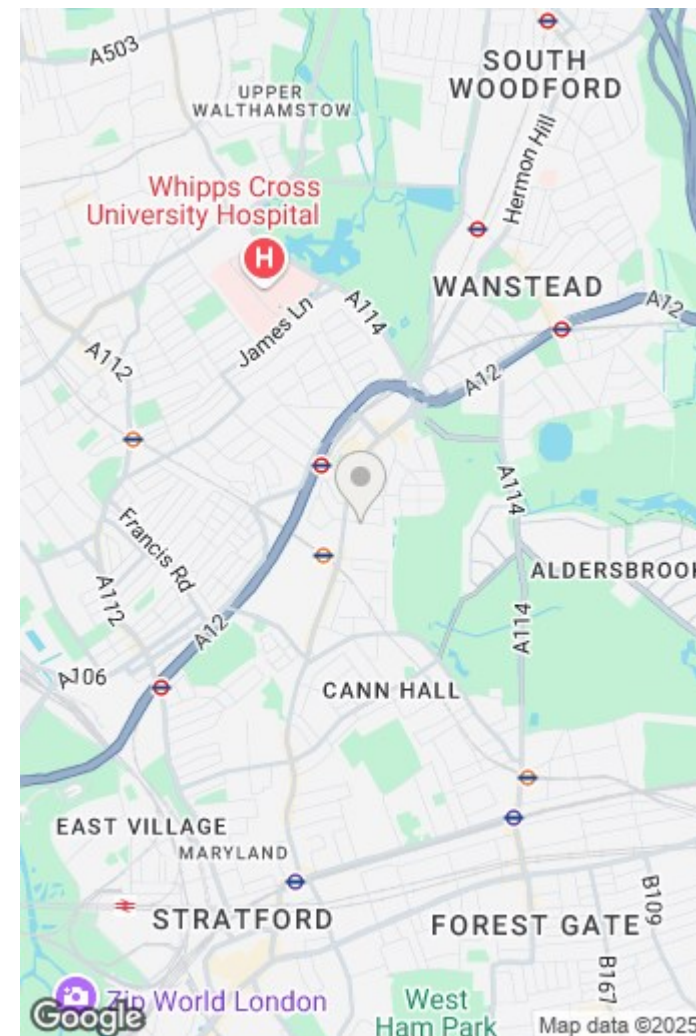


Approx Gross Internal Area
51 sq m / 544 sq ft



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	