



Corporation Street Stratford E15 3HB

Well Presented Three Bedroom House With First Floor Family Bathroom £585,000 F/H



We are delighted to present this well-appointed terraced house located on Corporation Street, London. Spanning an impressive 1,110 square feet, this spacious three-bedroom property has been thoughtfully extended into the loft, providing ample living space for families or first-time buyers.

Upon entering, you will find two inviting reception rooms that offer versatility for both relaxation and entertaining. The contemporary kitchen seamlessly connects to a utility area, enhancing the practicality of the home. The first floor boasts a generous four-piece family bathroom, designed to cater to the needs of a busy household.

The three double bedrooms are well-proportioned, ensuring comfort for all family members. This property is ideally situated between West Ham and Plaistow stations, making it convenient for commuting and access to local amenities.

Please note that the photographs were taken prior to the current tenants' occupation, allowing you to envision the potential of this lovely home. This property represents an excellent opportunity for those looking to make their first step onto the property ladder in a vibrant and well-connected area of London.

Entrance Via
double glazed door with secondary to:
Hallway



stairs ascending to first floor - radiator - wood effect floor covering - door to:

Dining Room



window to rear elevation - radiator - power points - door to kitchen - opening to:

Lounge



double glazed three splay bay window to front elevation - power points - wood effect floor covering.

Kitchen



double glazed window to rear elevation - window to side elevation - cupboard housing Valliant 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 - space and plumbing for dishwasher - tiled splash backs - power points - radiator - wood effect floor covering - partially glazed door to:

Utility Room



range of eye and base level units - space and plumbing for washing machine - space for fridge/freezer - power points - double glazed window - double glazed door to rear garden.

First Floor Landing

stairs ascending to second floor - carpet to remain - doors to:

Bedroom 2



two double glazed windows to front elevation - radiator - power points - wood effect floor covering.

Bedroom 3



double glazed window to rear elevation - radiator - power points - wood effect floor covering.

Bathroom



obscure double glazed window to rear elevation - wall mounted extractor fan - four piece suite comprising of a panel enclosed bath with mixer taps - shower cubicle - low flush w/c with concealed cistern - vanity sink unit - tiled walls - radiator - vinyl floor covering.

Second Floor Landing

double glazed window to rear elevation - door to:

Bedroom 1



skylight to front elevation - double glazed window to rear elevation - radiator - power points - wood effect floor covering.

Rear Garden



mainly paved with flower and shrub borders.

Additional Information:

Council Tax London Borough of Newham 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 limited. 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 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.

The title register refers to the following restrictive covenants:

The following are details of the covenants contained in the Conveyance dated 1 March 1899 referred to in the Charges Register:- THEREFORE the Vendors (as to so much of the land to which the said stipulations related as remained vested in them) for themselves and their assigns and the Purchaser (as to the land thereby conveyed) for himself and his assigns did respectively covenant and grant with and to each other and as to the Purchaser also with and to the owners or owner of any other land to which the benefit of the said stipulations was attached that the covenantors and all persons claiming under them respectively would thenceforth observe perform and comply with the said stipulations so far as the same related either to the rights or to the duties of the Purchaser or persons claiming under him in respect of the land thereby conveyed and that nothing should ever be erected fixed placed or done upon the land as to which they respectively covenanted in breach or violation or contrary to the fair meaning of the said

stipulations but that covenant was not to be held personally binding upon either the Vendors or the Purchaser or any other person or persons except in respect of breaches committed or continued during their his or her joint or sole seisin of or title to the land upon or in respect of which such breaches should have been committed PROVISIO that the Vendors might at any time or times thereafter in their discretion by deed waive or alter any of the said stipulations or any part thereof

SECOND SCHEDULE Stipulations relating to Lots 1 to 12
1. FENCES. Each Purchaser was forthwith to make and afterwards to maintain a good and sufficient fence next the Road and on the side of his Lot marked T within the boundary. No fence should be erected more than 4 ft. 6 ins. high in front of the building line or more than 6 ft high behind the building line
2. BUILDING LINES. Nothing was to be erected within 6 ft of any Road except fences and flank walls to corner plots.
3. DESCRIPTION OF BUILDINGS. Private dwellinghouse only with such outbuildings stables or other erections as the Vendors might in writing approve should be erected. No house or other building should be erected until the elevations had been submitted to and approved of by the Vendors
4. VALUE OF BUILDINGS. No house should be erected of less value than £150. The value of a house was the amount of its net first cost in materials and labour of construction only estimated at the lowest current prices
5. TRADES Etc. PROHIBITED. No building should be erected or used as a shop workshop warehouse factory school hospital or Public institution and no trade or manufacture should be carried on nor should any operative machinery be fixed or placed upon any lot. No hut shed caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment nor any shows booths swings roundabouts or hoarding (except for building purposes) or advertising station should be erected made placed or used or be allowed to remain upon any lot and the Vendors or the owner or owners of any of the lots to which these stipulations related might remove and dispose of any such erection or other thing and for that purpose might enter any land upon which a breach of that stipulation should occur and should not be responsible for the safe keeping of anything so removed or for the loss thereof damage thereto
6. ROADS etc. Vernon Road, Harcourt Road, Morley Road, Corporation Street and so much of Holbrook Road as lies to the South of Bull Road were public highways and each lot abutting on either of the said Roads or Streets included the soil of half the way to the extent of its abuttal thereon Nevertheless as

between themselves and the Purchaser the Vendors reserved the right to form and to make any of the Roads at such levels with such gradients and in such manner as they might approve and for that purpose to make cuttings or embankments upon any lot and deposit thereon or remove and dispose of any surplus earth or to make sewers or drains in any highway or to repair any such works No Purchaser should obstruct the passage of other owners or the public by the deposit of any materials on the road and footpath in front of his lot or remove or disturb the soil or surface of any way except for the purpose of repairing the same or laying gas water or drain pipes from his lot to the mains in any of which cases the road should be made good and the repair consolidated by the Purchaser to the satisfaction of the Vendors

NOTE: No T mark or building line was shown on the plan supplied on first registration.

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.

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

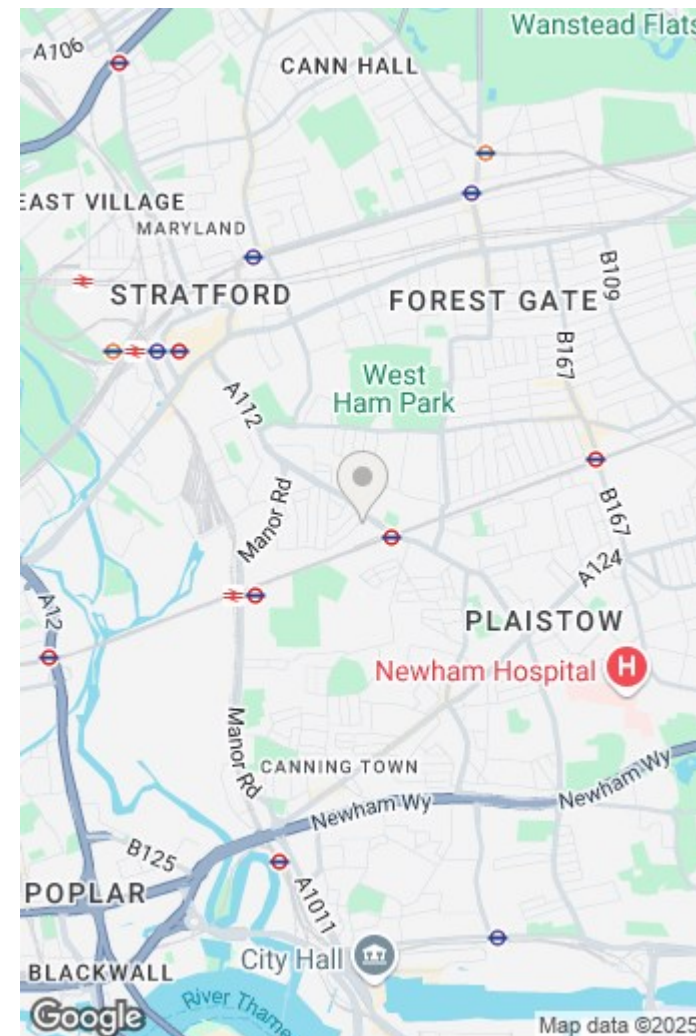
Approx Gross Internal Area
103 sq m / 1110 sq ft



Denotes head height below 1.5m

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		
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	



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