



Upton Lane Forest Gate E7 9NP

First Floor Studio Flat A Short Walk From West Ham Park £125,000 L/H

We are delighted to present this charming first floor studio flat located on Upton Lane, London. This property offers an excellent investment opportunity, available to cash purchasers only due to its size.

The flat features a well-proportioned reception room that can be easily adapted to suit your lifestyle needs. The bathroom is conveniently located. With 125 years remaining on the lease, this property offers long-term security for potential buyers.

Situated just a short walk from the picturesque West Ham Park, residents can enjoy the beauty of green spaces and the tranquillity they provide. The location is well-connected, making it easy to access local amenities and transport links.

This studio flat is perfect for those looking to invest in a property with great rental potential in a vibrant area of London.



## Entrance Via

communal door to communal hall way - stairs ascending to first floor - door to:

## Lounge Area



wall mounted electric meter and consumer unit - wall mounted entry phone system - phone point- power points - tiled floor covering - door to bathroom - opening to:

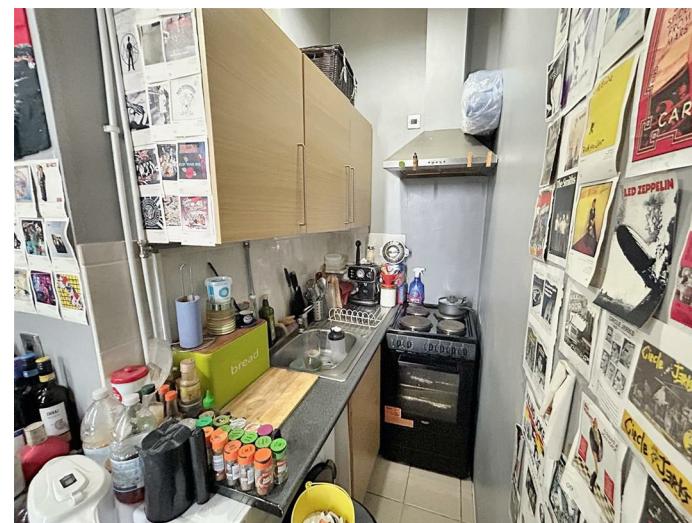


## Sleeping Area



double glazed window - power point - tiled floor covering - opening to:

## Kitchen



range of eye and base level units incorporating a sink with mixer taps and drainer - oven with four point hob and extractor fan over - space and plumbing for washing machine - tiled splash backs - power points - tiled floor covering.

## Shower Room



ceiling mounted extractor fan - three piece suite comprising of a shower cubicle - pedestal wash basin - low flush w/c - tiled walls - tiled floor covering.

## Additional Information:

The lease has 125 Years remaining.

The current service charge is £2400.00 per annum and is reviewed yearly.

The ground rent is £100.00 per annum. this doubles every 25 years, the next increase is in 2026.

Council Tax London Borough of Newham Band A.

Parking: On Street, a permit must be acquired from the local council, which is granted at the discretion of the local authority.

An Ofcom online search shows that there is the following coverage via the following mobile networks:

EE: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

O2: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

Three: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

Vodafone: There is a good chance of getting a connection good

enough to support mobile services in a typical home, as well as outdoors.

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.

The title register states the following:

3 (12.06.2014) The land has the benefit of the following right contained in a Transfer of land lying to the west of the land in this title dated 17 September 1975 made between (1) International Distillers & Vintners Limited and (2) Carlton O'Donald Rupert Batson:-

"The property is sold subject to the reservation of the right by the Transferor and its successors in title to enter on the property from time to time for the purpose of inspecting cleaning and maintaining the sewers drains and conduits running through or under the property and served by the several manhole covers now situate on the property and a like right for the purpose of maintaining the wall of the Transferor's adjoining property in both cases the Transferor making good any damage caused by such repair or maintenance aforesaid"

(12.06.2014) The land has the benefit of the following rights reserved by a Transfer of land lying to the north of the land in this title dated 19 May 1998 made between (1) United Distillers & Vintners (HP) Limited and (2) Newham Community Leisure Trust Limited:- There is excepted and reserved from the sale of the Property to the Transferor and the Transferor's successors in title the owner and occupier for the time being of (save for the Property) all that freehold property together with the buildings erected thereon or on some part thereof which for the purposes of identification only is shown edged blue on the plan annexed ("the Retained Land") in fee simple the rights and other matters set out in Schedule 2.

## SCHEDULE 2

### Rights Reserved

1. The rights of light air and all other easements and rights or hereafter belonging to or enjoyed by all other parts of the Retained Land or by any neighbouring premises.

2. The right of support protection and shelter for the benefit of all other parts of the Retained Land or of any neighbouring premises.

3. Full right and liberty at any time hereafter to build on or develop or make any alterations or additions or execute any other works to all other parts of the Retained Land or to any neighbouring premises or to erect any new buildings thereon in such manner as the Transferee shall think fit

notwithstanding the fact that the same may obstruct restrict or interfere with the amenity of or access to the Property or the passage of light and air to the Property or any part thereof and the Transferee shall not be entitled to compensation for any such obstruction restriction or interference caused by the exercise of this right.

4. The right of free uninterrupted passage and running of water soil gas and electricity and other services in and through the conduits upon through over or under the Property for the benefit of all other parts of the Retained Land or of any neighbouring premises

5. The right for the Transferee to use for the benefit of all other parts of the Retained Land or of any neighbouring premises any external fire escape serving the Property from time to time (if any) including the right to make physical connections into such external fire escape the Transferee making good all damage thereby caused to the Property to the reasonable satisfaction of the Transferor.

6. The right with or without surveyors agents and workmen to enter upon the Property for the purpose of:-

(a) repairing renewing constructing inspection cleaning or maintaining any conduits now constructed or at any time to be constructed upon through over or under the Property for the benefit of all other parts of the Retained Land or any adjoining premises; and

(b) repairing maintaining constructing reinstating or improving any buildings or other structures now erected or at any time to be erected on the Retained Land (including for the avoidance of doubt the erection of scaffolding on the Property) PROVIDED THAT the Transferor shall make good any damage to any part or parts of the Property caused by the exercise of such rights. PROVIDED THAT any easements excepted and reserved in this Schedule over anything which is not in being at the date hereof shall be effective only in relation to any such thing which comes into being before the expiry of 80 years from the date hereof.

5 (12.06.2014) By a Deed dated 18 April 2000 made between (1) United Distillers & Vintners (HP) Limited and (2) Newham Community Leisure Trust Limited the terms of the Transfer dated 19 May 1998 referred to above were rectified.

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:

Bowling & Co & 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

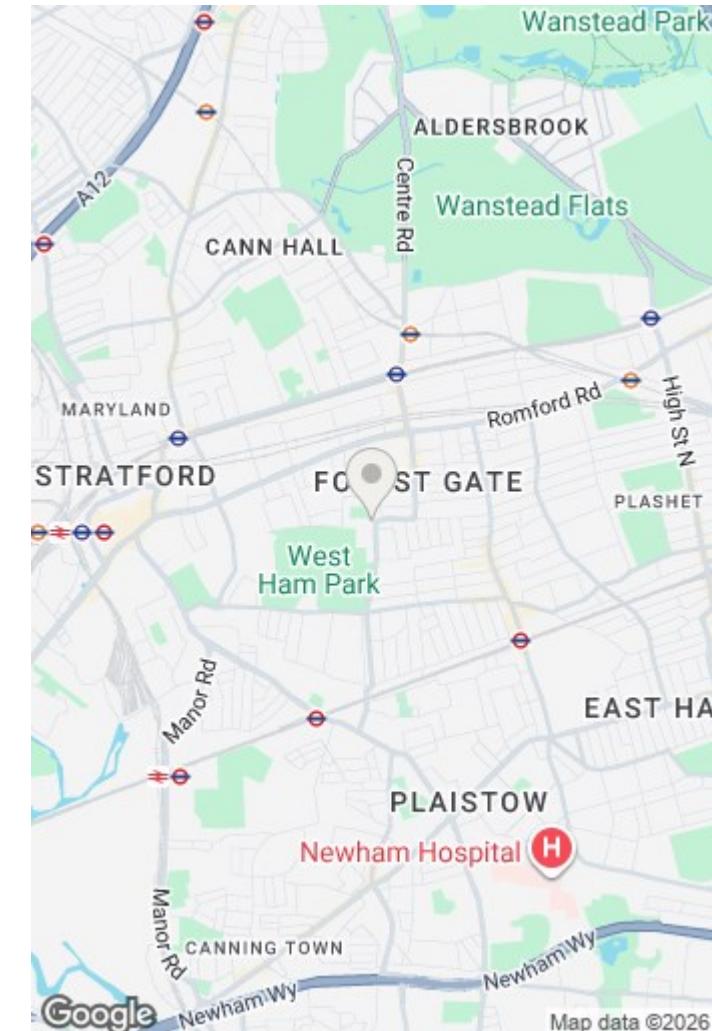
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been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



Approx Gross Internal Area  
16 sq m / 175 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.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Current			Current
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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