



Otter Close Stratford, E15 2PZ
Two Bed Flat A Short Walk From The Queen Elizabeth Olympic Park Offers In Excess Of £375,000 L/H

Nestled in the desirable Otter Close, Stratford E15, this charming two-bedroom apartment is a splendid opportunity for those seeking a modern and well-presented home. Situated on the third floor, the property boasts a spacious living room that seamlessly opens to a contemporary kitchen, creating an inviting space perfect for both relaxation and entertaining.

The apartment features two generously sized bedrooms, including a main bedroom with the added convenience of an ensuite bathroom. A well-appointed family bathroom serves the second bedroom, ensuring comfort and privacy for all residents.

In addition to its excellent layout, the property benefits from access to a loft space—which is boarded and offers useful extra storage.

With a strong lease of 166 years remaining, this property offers peace of mind for future ownership. Additionally, residents will benefit from access to a communal car park.

Location is key, and this apartment is just a short walk from the Queen Elizabeth Olympic Park, Pudding Mill Lane Station and Westfield Shopping Centre, where you will find a variety of shops, restaurants, and excellent transport links, making it easy to explore all that London has to offer.

This chain-free property is an ideal choice for first-time buyers or investors looking to add to their portfolio. Don't miss the chance to make this delightful apartment your new home.



Entrance Via
secure communal door to communal hallway - stairs ascending to third floor - door to:
Hallway



access to loft - wall mounted consumer unit - wall mounted entry phone - power point -
phone point - storage cupboard housing water heater - wood effect floor covering - doors to:
Lounge



double glazed windows - wall mounted electric smart storage heater - power points - wood
effect floor covering - opening to:



double glazed window - range of eye level and base level units incorporating a sink with mixer
taps and drainer - built in oven with four point electric hob and extractor fan above - space
and plumbing for washing machine - space and plumbing for dishwasher - space for
fridge/freezer - tiled splash backs - power points - tiled effect floor covering.



double glazed window - electric smart storage heater - power point - wood effect floor
covering - door to:



En Suite



ceiling mounted extractor fan - wall mounted electric heater - three piece suite comprising of a shower cubicle - wall mounted wash basin- tiled walls - low flush w/c with concealed system - tiled floor covering.

Bathroom



ceiling mounted extractor fan - wall mounted electric heater - three piece suite comprising of a panel enclosed bathtub with mixer taps and shower above - wall mounted wash basin - tiled splash backs - low flush w/c with concealed system - tiled floor covering.

Bedroom Two



double glazed window - power points - wood effect floor covering - electric heater.

Additional Information:

The lease has 166 Years remaining.
The current service charge is £2565.00 per annum and is reviewed yearly.
The ground rent is £300.00 per annum.
The ground rent will increase every 25 years from 2017 and will increase in line with RPI or double, whichever is higher. However, the lease caps it at £1 less than the amount set out in the Rent Act 1977 that would turn it into a protected tenancy (£1,000).

Parking: Communal Residents Car Park, Unallocated Parking (Permit Required which is currently free).

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. You may be able to get limited indoor coverage.
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 and is heated via electric smart storage heaters.

The title register states the following:
(15.08.2017) The land has the benefit of such rights of way and user as may be exercisable in accordance with the terms of the Conveyance dated 9 December 1941 referred to in the Charges Register.
(15.08.2017) The Conveyance dated 9 December 1941 referred to above contains a provision as to rights of light and air and other party matters.

(15.08.2017) A Conveyance of the freehold estate in the land in this title and other land dated 24 March 1958 made between (1) The British Transport Commission (Commission) and (2) B.R.S. (Pickfords) Limited contains the following provision:-
"IT IS HEREBY FURTHER AGREED AND DECLARED as mentioned in Part II of the Second Schedule hereto.
THE SECOND SCHEDULE
PART II
There shall not be included in this Conveyance any easement or right of light air or support or other easement or right which would restrict or interfere with the free use by the Commission or any person deriving title under them for building or any other purpose of any adjoining or neighbouring land of the Commission and there shall be reserved to the Commission the right at any time to erect or suffer to be erected any buildings or other erections and to alter any buildings or other erections now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property and any access of light and air over the adjoining land of the Commission shall be deemed to be enjoyed by the licence or consent of the Commission and not as of right."

(15.08.2017) A Conveyance of the freehold estate in the land in this title and other land dated 9 December 1941 made between (1) The Mayor Aldermen and Burgesses of The County Borough of West Ham and (2) E. W. Rudd Limited contains restrictive covenants.
NOTE: Copy filed under EGL7196.
(15.08.2017) Such parts of the land as are affected thereby are subject to the rights excepted, reserved and mentioned in the Conveyance dated 9 December 1941 referred to above.
(15.08.2017) A Transfer of the freehold estate in the land in this title and other land dated 27 August 2004 made between (1) Fairview New Homes (Stratford) Limited and (2) Piervalley Limited contains restrictive covenants.

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.

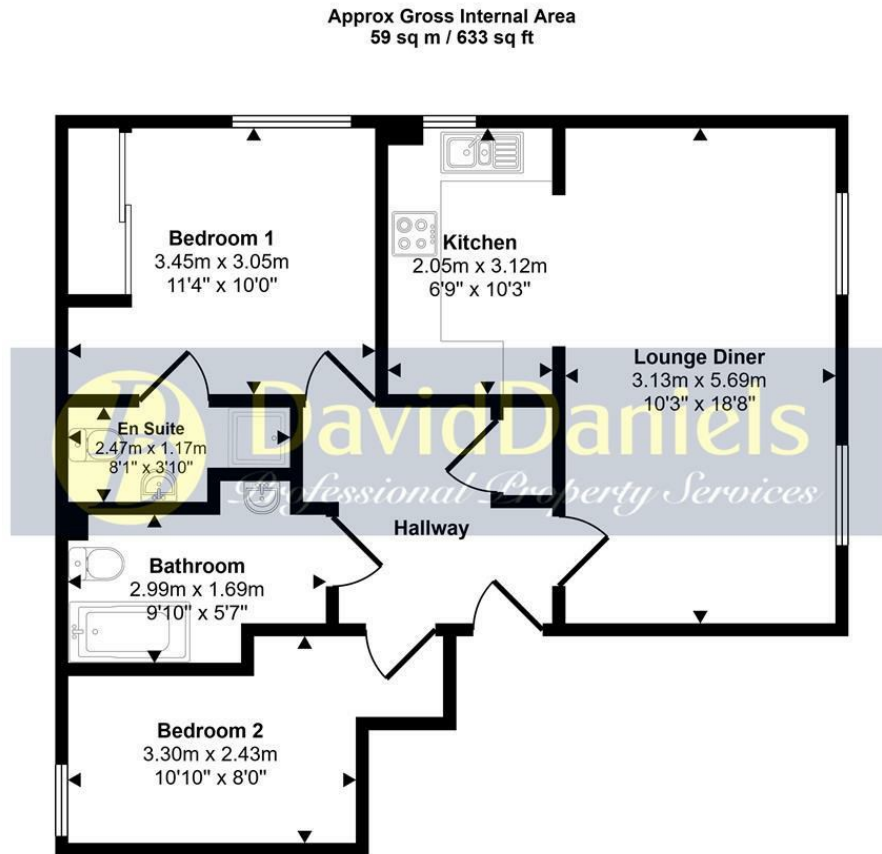
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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.

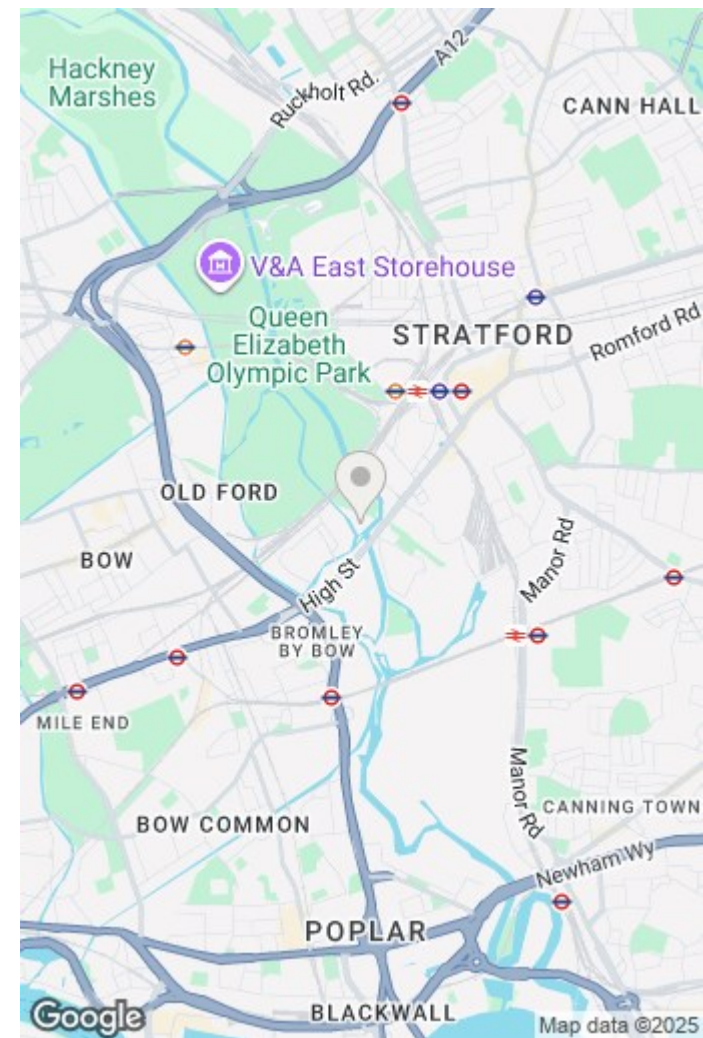




Floorplan

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.

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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	