



Chopwell Close London E15 4RP

Two Bedroom Two Bathroom First Floor Flat With Allocated Parking Space £380,000 L/H

Nestled in the desirable Chopwell Close, Stratford, this well-presented two-bedroom first-floor apartment offers a perfect blend of comfort and convenience. Spanning 566 square feet, the property is situated within a popular gated development, ensuring both security and a sense of community.

Upon entering, you are greeted by a spacious lounge that features a Juliet balcony, allowing for an abundance of natural light to fill the room. The apartment boasts two well-appointed bedrooms, with the master bedroom also benefiting from its own Juliet balcony and a semi-ensuite bathroom. The second bathroom is conveniently located, making it ideal for guests or family.

The kitchen/diner is thoughtfully designed, offering a welcoming space for both cooking and dining. Additionally, the property includes an allocated parking space, a valuable asset in this bustling area.

With triple aspect windows, the flat enjoys excellent natural light throughout the day, creating a warm and inviting atmosphere. The lease has been extended, providing 155 years unexpired with a peppercorn ground rent, making this property an attractive option for first-time buyers.

Location is key, and this apartment does not disappoint. It offers easy access to Stratford station, ensuring swift transport links to central London. The renowned Westfield Shopping Centre is within walking distance, along with the expansive Queen Elizabeth Olympic Park, perfect for outdoor activities and leisure.

This delightful apartment is an ideal first-time purchase, combining modern living with a prime location. Don't miss the opportunity to make this charming flat your new home.

Entrance Via

communal door to communal hallway - stairs ascending to first floor - door to:

Hallway

wall mounted consumer unit - wall mounted entry phone - wall mounted storage heater - power points - carpet to remain - doors to:

Lounge



double glazed double door to Juliet balcony - wall mounted storage heater - power points - carpet to remain - arch to kitchen/diner.



Balcony View



Shower Room



Bedroom 1



Kitchen/Diner



two double glazed windows - cupboard housing water tank and water heater - 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 hob and extractor fan over - space and plumbing for washing machine - space for fridge/freezer - splash backs - power points - tiled effect floor covering.

wall mounted extractor fan - three piece suite comprising of a shower cubicle - low flush w/c - wall mounted wash basin - tiled walls - heated towel rail - tiled effect vinyl floor covering.

Shower Room (Semi-Ensuite)



obscure double glazed window - three piece suite comprising of a shower cubicle - pedestal wash basin - low flush w/c - tiled walls - heated towel rail - tiled effect vinyl floor covering - door to bedroom 1.

double glazed double door to Juliet balcony - double glazed window - wall mounted electric heater - power points - carpet to remain.

Bedroom 2



double glazed window - wall mounted electric heater - power points - carpet to remain.

Additional Information:

The lease has 155 Years remaining.

The current service charge is £1,756.08 per annum and is reviewed yearly.

The ground rent is £0.00 per annum.

Council Tax London Borough of Newham Band C.

Parking: allocated parking space in a gated communal car park.

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

EE: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors.

Basic services such as voice and text messages are more likely to be available.

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 variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

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 and storage heaters (storage heaters can be controlled with an app remotely).

The title register states the following:
(09.06.2009) A Conveyance of the freehold estate in the land tinted blue on the title plan and other land dated 3 March 1887 made between
(1) The British Land Company Limited (Vendor) (2) George Chambers and Charles Augustus Masters and
(3) John Meeson and others (Purchasers) contains the following covenants:-

"NOW therefore the Vendors (as to so much of the land to which the said stipulations relate as remains vested in them for themselves and their assigns and the Purchasers (as to the land hereby conveyed for themselves and their assigns do respectively covenant and grant with and to each other and as to the Purchasers also with and to the owners or owner of any other land to which the benefit of the said Stipulations is attached that the Covenantors and all persons claiming under them respectively will henceforth observe perform and comply with the said Stipulations so far as the same relate either to the rights or to the duties of the Purchasers or persons claiming under them in respect of the land hereby conveyed and that nothing shall ever be erected fixed placed or done upon the land as to which they respectively covenant in breach or violation or contrary to the fair meaning of the said Stipulations but this Covenant is not to be held personally binding upon either the Vendors or the Purchaser or any other person except in respect of breaches committed or continued during their his or her joint or sole seizin of or title to the land upon or in respect of which such breaches shall have been committed. Stipulations relating to lots 1 to 161.

1. Fences. Each Purchaser is forthwith to make and afterwards to maintain a good and sufficient fence next the Road and on the sides of his lot marked T within the boundary.

2. No house shop factory or other building shall be erected until the Elevations have been submitted to and approved by the Vendors.

3. Value of Buildings. No dwelling house shall be erected of less value than £125. 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.

4. Trades &c prohibited. The trade of an Innkeeper Victualler or Seller of wine spirits or beer shall not be carried on upon any lot except lots 75 and 76. No noxious or offensive trade business or manufacture shall be carried on 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 booths shows swings or roundabouts shall 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 relate may remove and dispose of any such erection or other thing and for that purpose may enter any land upon which a breach of this Stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto.

5. Roads &c. Except when otherwise expressed all the ways are public highways and each lot includes the soil of half the way to the extent of its abuttal thereon. Nevertheless (as between

themselves and the Purchaser) the Vendors reserve the right to form and make any of the Roads at such levels with such gradients and in such manner as they may 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 shall obstruct the passage of other owners or the public by the deposit of any materials in the road or 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 shall be forthwith made good and the repair consolidated by the Purchaser to the satisfaction of the Vendors. No Road or other communication shall be made or opened between any part of this Estate and Queen Street shewn on the plan".

NOTE: The land in this title formed Lots 1 to 11 referred to. No external boundaries are affected by the T marks referred to 2 (09.06.2009) A Transfer of the freehold estate in the land in this title and other land dated 10 July 1987 made between (1) The Secretary of State for Social Services (Vendor) and (2) Countryside Properties PLC (Purchaser) contains the following covenants:-

"The Transferee hereby covenants with the Transferor and for the benefit of the land edged blue on the Plan ("the Blue Land") and any and every part thereof and the land edged green on the plan

("the Green Land") and any and every part thereof to observe and perform the covenants contained in the Fourth Schedule hereto The Transferee covenants with the Transferor that:-

1. The Transferee will not use or allow or suffer or permit the Property to be used for any purpose other than residential use".

NOTE: The covenants not included are positive covenants. The land edged blue and green referred to lies to the west 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:

Bowling & Co & Knight Richardson Solicitors £240.00 INC VAT.

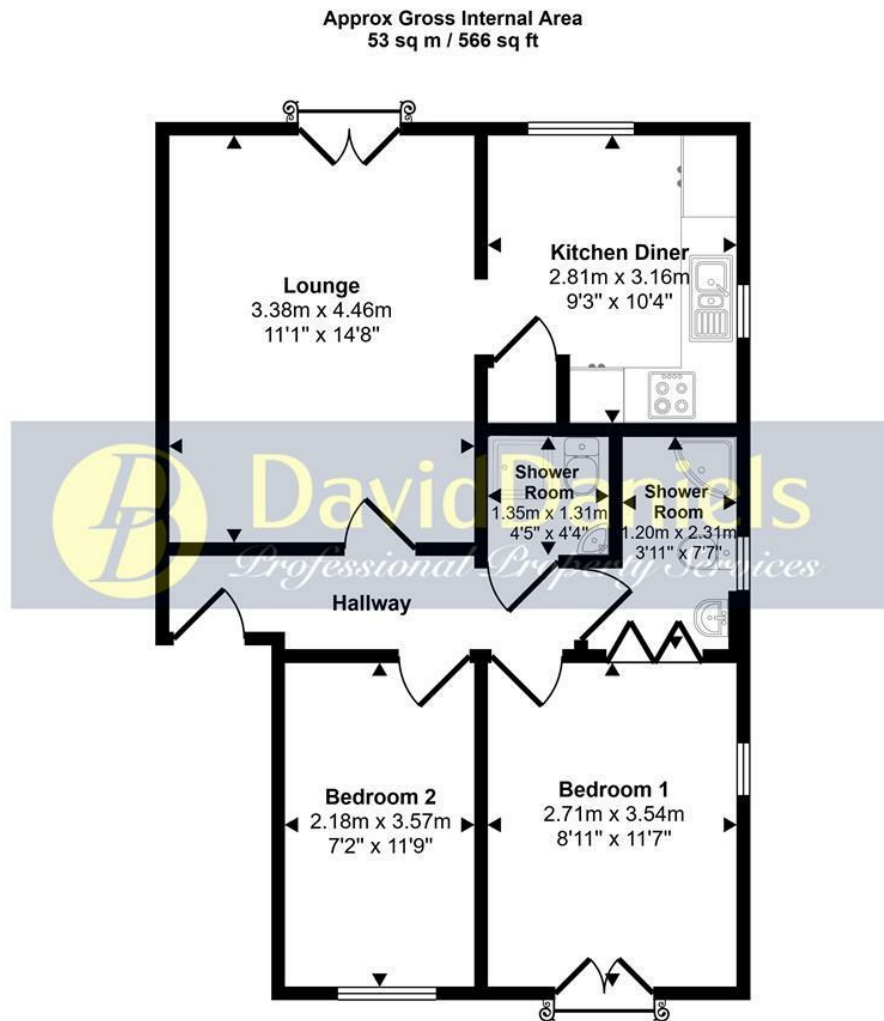
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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

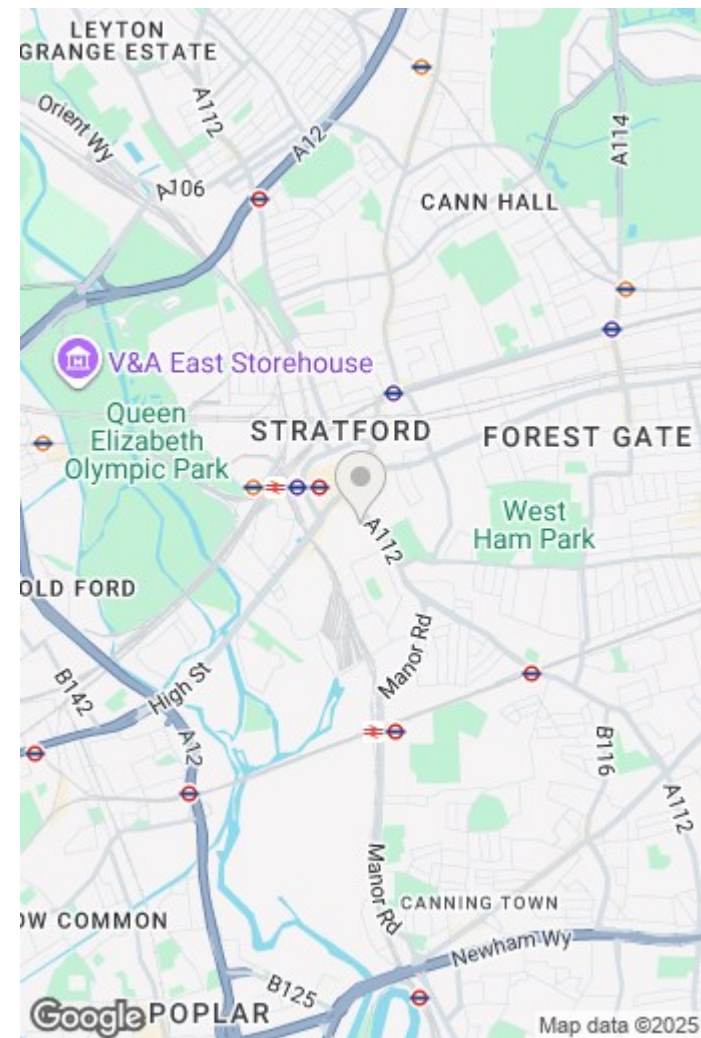
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been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

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	