



Liddington Road Stratford E15 3PL

Spacious One Bedroom First Floor Period With Extended Lease Guide Price £265,000 - £325,000 L/H



Guide Price £265,000 - £285,000

Located on Liddington Road in Stratford, this first-floor conversion flat offers 581 sq. ft. of well-arranged space. The property features a generous reception room, spacious kitchen, double bedroom, and bathroom.

The lease has been recently extended, providing 171 years unexpired with a peppercorn ground rent, adding long-term value and peace of mind.

Ideally positioned within walking distance of West Ham Park and both Stratford and Plaistow stations are easily accessible, the flat benefits from excellent local amenities and transport connections.

This home represents a fantastic opportunity for first-time buyers and offers an excellent blank canvas for purchasers looking to put their own stamp on a property.



Entrance Via

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

Hallway



wall mounted gas meter - radiator - doors to:

Lounge



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

Bedroom



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

Kitchen



double glazed window to side elevation - cupboard housing main boiler - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - electric cooker point - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - radiator - tiled

floor covering - door to small hall - secondary door to bathroom

Kitchen



Bathroom



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



Additional Information:

The lease has 171 Years remaining.
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 Newham Band B.

The loft is not included in the title plan.

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: Good outdoor and in-home. There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
O2: Good outdoor and in-home. There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
Three: Good outdoor, variable in-home. 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: Good outdoor and in-home. 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 gas, mains water, mains sewerage and is heated via gas central heating.

The title register states the following:

(07.07.2023) The following are details of the stipulations contained in the Conveyance dated 6 July 1891 referred to in the Charges Register:-

1. The building line in Liddington Road is set back 10 feet and nothing is to be erected nearer the roads than said building lines except bay windows and except fences which should not exceed 6 feet in height.
2. The Purchaser shall forthwith erect and maintain boundary fences against the said road and on the sides of his lot marked 'T' within the boundary.
3. No bricks or tiles shall be made on any plot nor shall any clay or lime be burnt on any plot nor shall any earth excepting whatever may be removed in excavating foundations be removed from any plot nor shall any plot or part of a plot be used as a road or way without the written consent of the Vendor.
4. No house shall be erected on the said land of less value than £250 for detached houses and £400 per pair for semi-detached. The value of a house shall be taken to be its net first cost in materials and labour of construction only estimated on the lowest current prices.
5. No building excepting private dwellinghouses and other outbuildings shall be erected on the said land.
6. No road or cartway shall be made upon the said land.
7. The Purchaser shall until the roads and sewers on the estate have been adopted by the Local Authority contribute his fair proportion towards maintaining and repairing the same the amount of such contribution in case of difference to be settled by one surveyor to be appointed by the Vendor and one by the Purchaser or an umpire to be appointed by them.
8. No hut, shed, caravan house on wheels or other chattel adapted or intended for use as a sleeping apartment shall be erected and placed or used or allowed to remain upon any lot and the Vendor or the owner or owners of any of the lots or any

part thereof may remove and dispose of any such erection or other thing and for that purpose may break fences and forcibly enter any land upon which a breach of these stipulations shall occur and shall not be responsible for the safe keeping of anything so removed or for loss thereto or any damage thereby.

NOTE: No copy of the plan was supplied on first registration. 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.

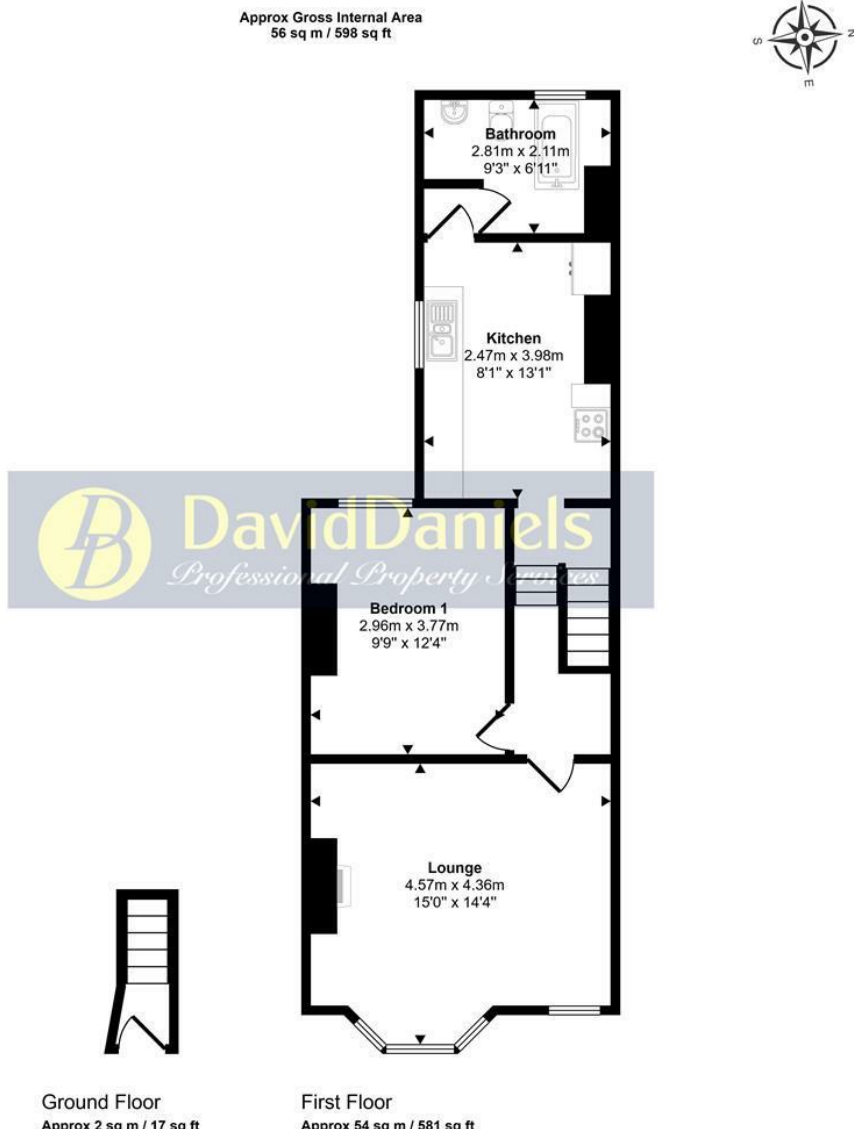
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

Disclaimer

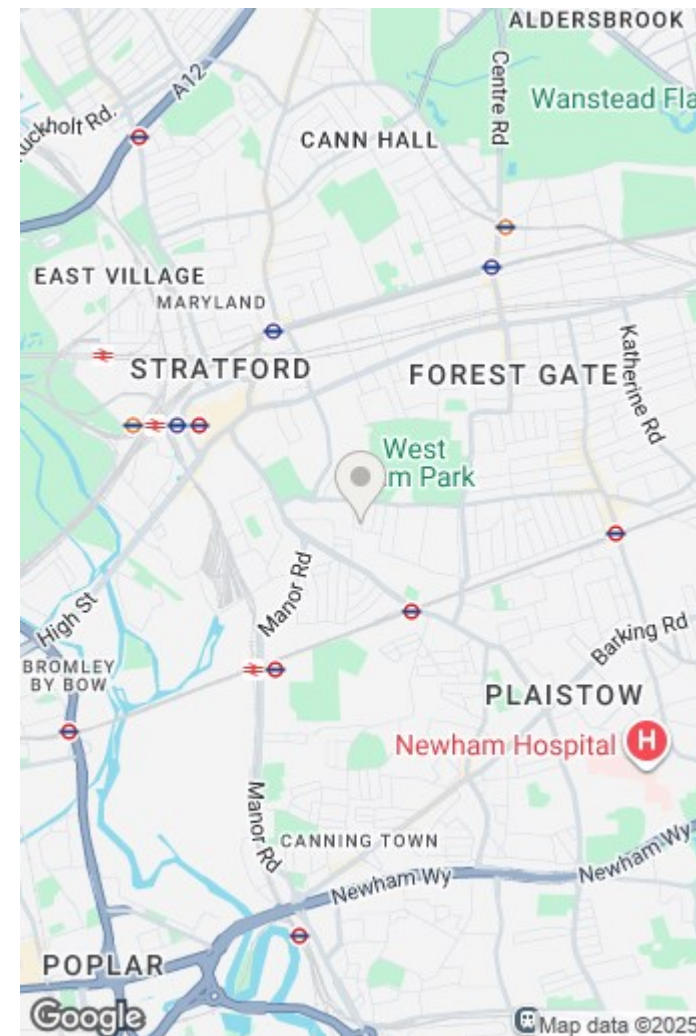
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted,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





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.

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.



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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