



**The Lock Building, High Street Stratford E15 2QF**

**Well Presented Two Double Bedroom, Two Bathroom Chain Free Apartment    £350,000 L/H**



Nestled in the vibrant heart of Stratford, this charming two-bedroom apartment on the fifth floor of the Lock Building offers a perfect blend of modern living and convenience. Spanning an impressive 670 square feet, this purpose-built flat is designed to cater to both comfort and style.

Upon entering, you are greeted by a spacious lounge that seamlessly connects to a contemporary kitchen. Sliding doors lead out to a delightful balcony, where you can enjoy picturesque views overlooking the Bow Back Rivers.

The apartment features two well-appointed bedrooms, including a master bedroom with an ensuite bathroom. A family bathroom serves the second bedroom, making this property perfect for families or professionals seeking extra space.

Residents will appreciate the convenience of a lift, as well as easy access to stairs. The location is superb, with Pudding Mill Lane Station just a short walk away, offering excellent transport links. Additionally, the iconic Queen Elizabeth Olympic Park and the extensive shopping options at Westfield are within easy reach, making this property ideal for those who enjoy an active lifestyle and vibrant community.

Offered chain-free, this apartment is ready for you to move in and make it your own. With an EWS1 certificate and an A1 rating, you can rest assured of the building's safety and quality. Don't miss out on the chance to view this fantastic property.

#### **Entrance Via**

secure communal door to communal hallway - stairs and lift ascending to fifth floor - door to:

#### **Hallway**

cupboard housing water heater - cupboard housing consumer unit - wall mounted electric heater - solid wood floor covering - doors to:

#### **Lounge**



double glazed sliding door to balcony - power points - solid wood floor covering - opening to kitchen.



**Balcony**  
4'0" (1.24)



**Kitchen**



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 induction hob and extractor fan over - integrated washing machine - space for fridge/ freezer - splash backs - power points - tiled floor covering.



**Bathroom**



ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps and shower head attachment - wall mounted wash basin - low flush w/c - partially tiled walls -heated towel rail - tiled floor covering.

**Bedroom One**



double glazed window - wall mounted electric heater - power points - phone point - carpet to remain - door to:



**Bedroom Two**



**En Suite**



ceiling mounted extractor - three piece suit comprising of shower cubicle - wall mounted wash basin - low flush w/c - partially tiled walls - heated towel rail - tiled floor covering.

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

**Additional Information:**

The lease has 105 Years remaining.

The current service charge is £4560.00 per annum and is reviewed yearly.

The ground rent is £476 per annum. The ground rent is reviewed every 5 years, as follows:

For the purposes of this Schedule the following provisions have the following meanings:

1.1 "the Base Figure" means the Index Figure for the month preceding the commencement of the Term.

1.2 "the Increase" means the amount (if any) by which the Index for the month preceding the relevant Review Date exceeds the Base Figure

1.3 "the Index" means the "All Items" index figure of the Index of Retail Prices published by the relevant Ministry or Department and any successor thereto

1.4 "the Initial Rent" means the sum of £200 per annum.

1.5 "Review Date" means the eighth anniversary of the commencement of the Term and each fifth anniversary thereafter.

1.6 "a Review Period" means a period beginning on any Review Date and ending on the day before the next Review Date thereafter

2.1 Until the first Review Date the Rent is to be the Initial Rent and thereafter during each successive Review Period the rent is

to be a sum equal to the greater of the Rent payable under this Lease immediately before the relevant Review Date or the Revised Rent ascertained in accordance with this Schedule  
2.2 The Rent for any Review Period is to be the initial Rent plus the amount which bears the same proportion to the Initial Rent as the Increase bears to the Base Figure

2.3 If the reference base used to compile the Index changes after the date of this Lease the figure taken to be shown in the Index after the change is to be the figure which would have been shown in the Index if the reference base current at the date of this Lease had been retained

2.4 If it becomes impossible to calculate the Rent for any Review Period by reference to the Index because of any change in the methods used to compile the Index after the date of this Lease or for any other reason whatever or if any dispute or question whatever arises between the parties as to the amount of the Rent for any Review Period or the construction or effect of this Schedule then the Rent for that Review Period or the disputed matter is to be determined by an arbitrator to be appointed either by agreement between the parties or in the absence of agreement by the President for the time being of the Royal Institution of Chartered Surveyors (or any successor body thereto) or any person authorised by him to make appointments on his behalf on the application of either the Lessor or the Lessee. The arbitrator is to have full power to determine what the increase in the Index would have been had it continued on the basis assumed for the operation of this rent review. If that determination is not in the opinion of the arbitrator possible then the arbitrator must determine a reasonable rent for the Demised Premises having regard to the purposes and intent of the provisions in this Lease for the review of the rent

2.5 The landlord should give notice to the Lessee of the amount of the rent payable as from the Relevant review date

Council Tax London Borough of Newham Band D.

Parking- No parking available.

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 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 wall mounted electric heaters.

The title register states the following:

3 (25.05.2006) There are excepted from the effect of registration allestates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

4 (25.05.2006) The landlord's title is registered.

5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

1 (25.05.2006) 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 (Company) contains the following provision:-

"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 erection

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"

2 (25.05.2006) Such part of the land as is affected thereby is subject to the perpetual yearly rentcharges referred to in a Conveyance dated 18 August 1936 made between (1) The Mayor Aldermen and Burgesses of the County Borough of West Ham and (2) E.W. Rudd Limited.

NOTE: Copy filed under NGL140233.

3 (25.05.2006) The Conveyance dated 18 August 1936 referred to above 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.

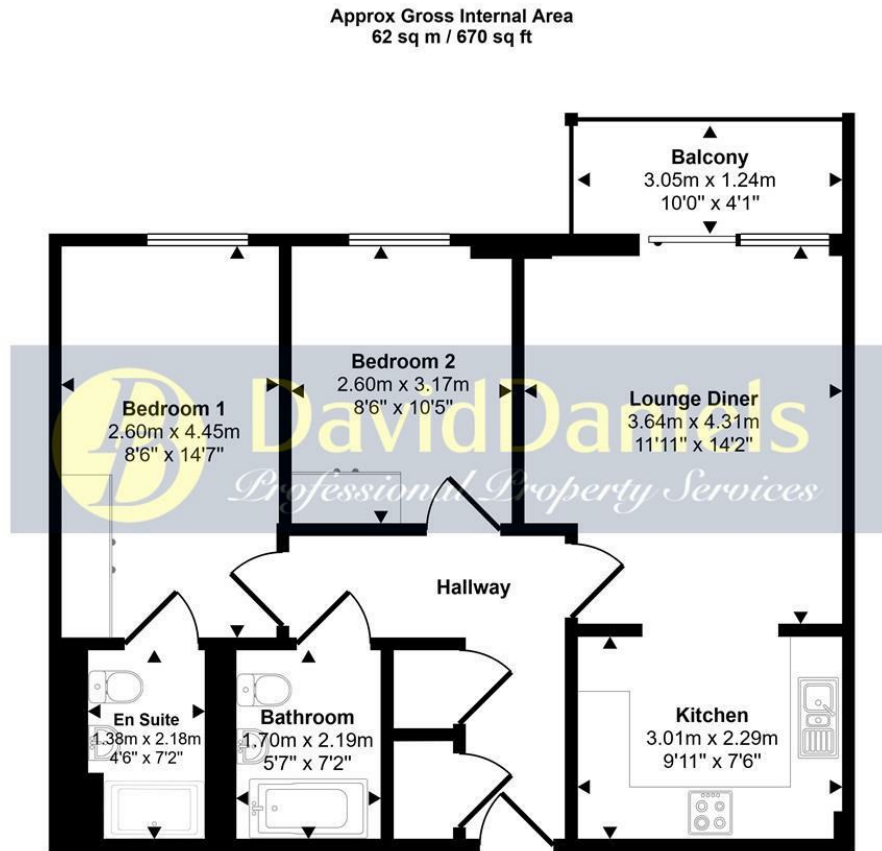
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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 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

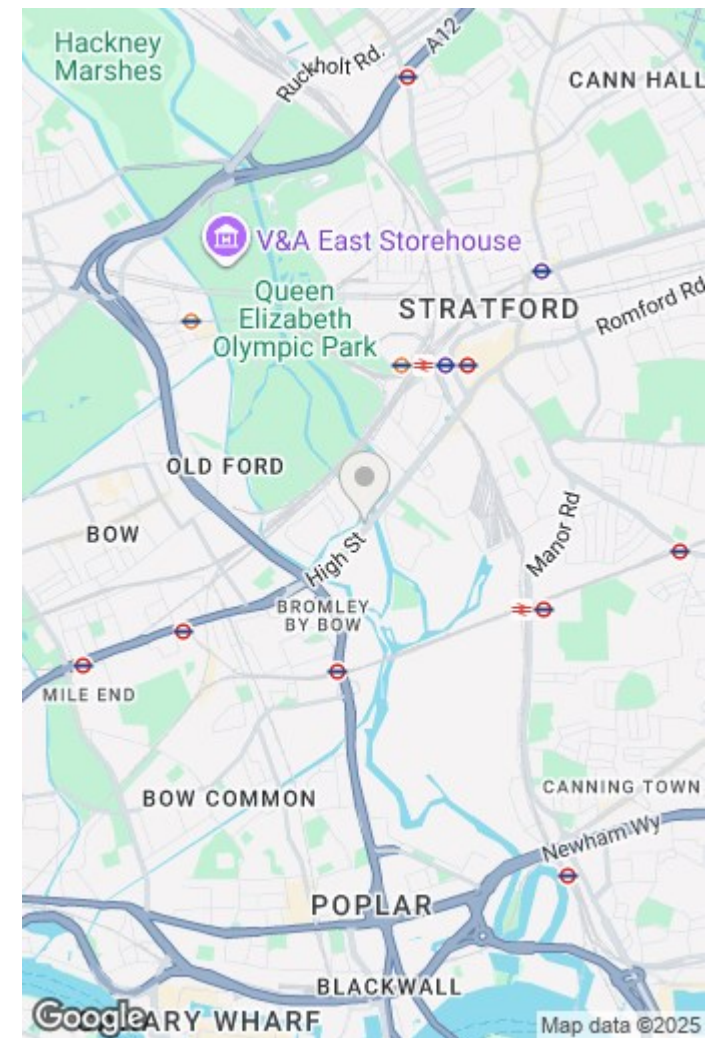
been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order 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 |           |
|                                             |  |                         | 83 87     |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |