



Katherine Road, Forest Gate E7 8LT

Spacious Chain Free One Bed Apartment With Gated Residents Parking £260,000 L/H

Nestled in the desirable area of Katherine Road, London, this charming ground floor apartment offers a perfect blend of comfort and convenience. Spanning an impressive 508 square feet, this one-bedroom flat is part of a well-maintained purpose-built development.

Upon entering, you are greeted by a recently carpeted hallway that leads into a spacious reception room, ideal for relaxation or entertaining guests. This inviting space seamlessly connects to a private front garden.

The apartment features one well-proportioned bedroom and a bathroom, making it an excellent choice. The property is chain-free, allowing for a smooth and hassle-free purchase.

Residents will appreciate the added benefit of gated communal parking (subject to a charge), ensuring convenience for those with vehicles. The location is particularly appealing, situated near Plashet Park, which offers a lovely green space for leisurely strolls or outdoor activities.

This property represents a fantastic opportunity for first-time buyers or investors looking to secure a home in a vibrant and well-connected area of London. With its attractive features and prime location, this apartment is not to be missed.

Entrance Via
secure communal door to communal hallway - door to:

Hallway
wall mounted consumer unit - storage cupboard - radiator -
power point - telephone point - carpet to remain - doors to:

Lounge



two radiators - power points - carpet to remain - double glazed
doors to garden:



Garden
12'11" (3.94)



partially paved with remainder laid to lawn.



Kitchen



double glazed window - wall mounted Main boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - space and plumbing for washing machine - space and plumbing for dishwasher - tiled splash backs - radiator - power points - mainly tiled floor covering with a small area consisting of wood effect floor covering.



Bathroom



ceiling mounted extractor fan - three piece suite comprising of panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c - tiled walls - heated towel rail - tiled floor covering.

Bedroom



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



Additional Information:

The lease has 109 Years remaining.

The current service charge is £2,200.00 per annum and is reviewed yearly.

The ground rent is £200.00 per annum.

Council Tax London Borough of Newham Band B.

Parking: Gated residents parking, a permit must be acquired subject to a charge.

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 gas, mains water, mains sewerage and is heated via gas central heating.

The title register states the following:

3 (20.10.2011) The Lease prohibits or restricts alienation.

4 (20.10.2011) The title includes any legal easements referred to in clause LR.II.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

NOTE: The rights granted by the registered lease are in part granted over title number EGL393008 first registered with possessory title on 17 August 1999 (shown tinted blue on title plan) and are consequently not binding on any right or interest adverse to or in derogation of the title of the first registered proprietor of that title.

1 (20.10.2011) The following are details of the covenants contained in the Conveyance dated 15 March 1886 referred to

in the Charges Register:- Qualified covenant by the Vendors (as Beneficial Owners as to so much of the land to which the said stipulations expressed in the said Second Schedule relate as remained vested in them or their mortgagees) and by the Purchaser (as to the land thereby conveyed) to respectively observe perform and comply with said stipulations during seisin.

THE SECOND SCHEDULE above referred to

1. Nothing to be erected within ten feet of Katherine Road or ten feet of any other road except fences and these not exceeding six feet in height.

2. Each purchaser shall forthwith erect and maintain the boundary fences next the road and on the sides of his lots marked T within the boundary.

3. Each Purchaser to maintain in good repair the footway and one half of the roads opposite or adjoining the lot or lots purchased by him until the same be taken so by the local authorities.

4. That the front wall of all houses erected shall range in a line with or next to and not extend outward or inward beyond the line drawn on the plan hereon called the building line and all external gates or doors shall be made so as to open inwards and not outwards and further that no house shall be built on any portion of the ground of which as to houses abutting on Red Post Lane the prime cost shall be less than £250 and as to other houses the prime cost shall be less than £200 with the previous consent in writing of the Vendors.

5. Until the whole of the purchase money is paid no sand gravel or soil shall be dug (except for the purpose of ordinary cultivation) or removed off the land without the written consent of the Vendors.

6. No building shall be erected as a shop workshop warehouse or factory and no trade business or manufacture shall be carried on nor any operative machinery be fixed or placed on any lot except lots 1 to 6, 40 to 50, 84 to 93, 131 to 135, 172 to 176, 212 to 217, 245 and 246.

7. No noxious or offensive manufacture trade or business shall be carried on upon any lot.

8. The trade of a licensed victualler inn or beerhouse keep shall not be carried on upon any Lot except 46 and 212.

9. No hut shed caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment shall be erected made placed or used or be 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 lands 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.

NOTE: The plan supplied on first registration did not show any T marks. The plan supplied on first registration did not show any building line. The land in this title comprises part of Lots 4 and 5 referred to.

2 (20.10.2011) The following are details of the covenants contained in the Transfer dated 31 October 1983 referred to in the Charges Register:-

"THE TRANSFEREES HERBY COVENANT with the Transferor for the benefit and protection of the land of the vendors adjoining and neighbouring to the Property and including Numbers 3 to 25 (odd numbers inclusive) Prestbury Road Numbers 1,3 and 5 and Numbers 8 to 14 (even numbers inclusive) Shaftesbury Road Number 316 Katherine Road the site of Numbers 318 to 330 (even numbers inclusive) Katherine Road and Number 2 Derby Road (hereinafter called 'the Transferor's Retained Land') and each and every part thereof and so as to bind the Property hereby transferred and each and every part thereof into whosoever hands the same may come that the Transferees will at all times hereafter observe and perform the restrictions and stipulations set out in the Fourth Schedule hereto

THE FOURTH SCHEDULE above referred to

The Stipulations

(1) Not to carry on or permit or suffer to be carried on upon the Property any trade or business which includes the manufacture distribution or storage of sugar confectionary goods

(II) Not to carry on or permit or suffer to be carried on upon the Property any noxious noisy or offensive trade or business or any other act or thing which shall be or become a nuisance on inconvenience to the Transferor's Retained property."

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.

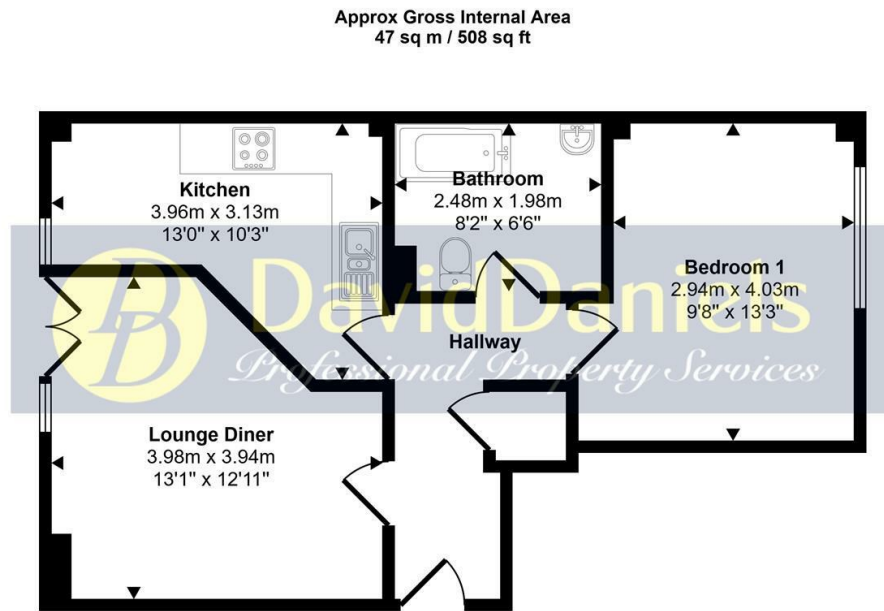
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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.

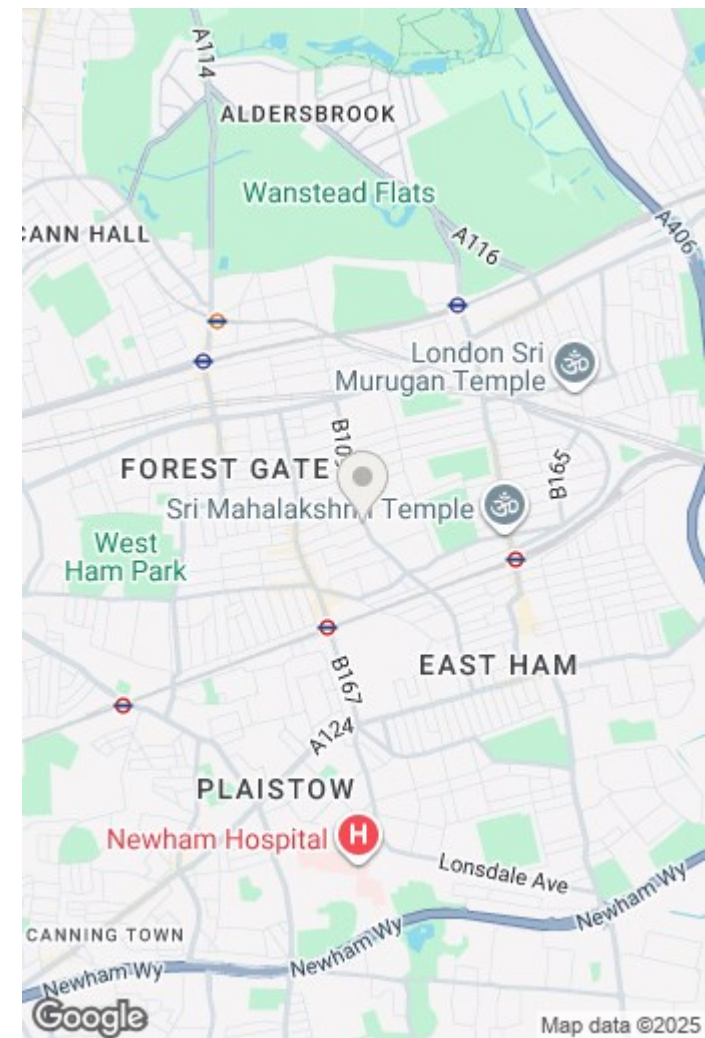
Disclaimer

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		
	82	82
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		