



Jack Clow Road West Ham E15 3AR

**Well Presented One Bedroom 2nd Floor Apartment | With Communal Car Park £237,000 L/H**



Nestled on Jack Clow Road in London, this well-presented one-bedroom flat offers a delightful living space for those seeking comfort and convenience. Situated on the second (top) floor, this charming property spans 372 square feet and was built in 1995.

The flat features a welcoming reception room with dual aspect windows. The bedroom is a tranquil retreat, while the bathroom is well-appointed for your daily needs. One of the standout features of this property is the extended lease, boasting an impressive 118 years remaining, providing peace of mind for future homeowners.

Being sold chain-free, this flat is an ideal opportunity for first-time buyers or investors looking to enter the London property market. The location is particularly advantageous, as it is just a short walk from West Ham Station, making it perfect for commuters who require easy access to the city. Additionally, the nearby Memorial Recreation Ground offers a lovely green space for leisurely strolls or outdoor activities.

For added convenience, the property comes with two permits for the communal car park, available on a first-come, first-served basis.



### Entrance Via

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

### Hallway

wall mounted entry phone - wall mounted electric heater - storage cupboard housing water tank and water heater - power points - carpet to remain.

### Lounge



two double glazed windows - wall mounted electric heater - power points - carpet to remain - arch to:



### Kitchen



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

### Bathroom



ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with shower over - pedestal wash basin - low flush w/c - tiled splash backs - tiled floor covering.



### Bedroom



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

### Additional Information:

The lease has 118 Years remaining.  
The current service charge is £1920.00 per annum and is reviewed yearly.

Basic Ground Rent £250.00 (two hundred and fifty pounds) per

annum

Rent Review Date every tenth anniversary of the date of the commencement of the Term the next review is in 2029.

Rent Period A period beginning on the first date that rent is payable subsequent to the preceding Rent Review Date and ending on the day before the date that rent is payable subsequent to the next Rent Review Date or the end of the Term which ever shall first occur

Base Figure Index the Index figure for the month preceding the date of this lease

Index the "all items" index figure of the Index of Retail Prices published by the Office of National Statistics or any successor Ministry or Department

Revised Rent such yearly sum as may be payable in each Rent Period calculated in accordance with clause 1 of this Schedule

1. On each Rent Review Date the Basic Rent is to be multiplied by the Index for the month preceding the relevant Rent Review Date and divided by the Base Figure to give the Revised Rent providing that the Revised Rent shall never be less than the rent payable in respect of the previous Rent Period

2. If it becomes impossible to calculate the Revised Rent for the relevant Rent 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 if any dispute arises between the parties as to the amount of the Revised Rent for the relevant Rent Period or for any other reason whatsoever the matter shall be determined by a suitably qualified Chartered Surveyor (acting as an expert) on the application of either party whose costs shall be borne by whomsoever the Chartered Surveyor shall decide and if the parties cannot agree on the identity of such surveyor he shall be nominated by the President of RICS

3. If and so often as a Revised Rent in respect of any Rent Period has not been ascertained pursuant to the foregoing provisions before the first day hereby appointed for payment of that Revised Rent shall continue to be payable during that relevant Rent Period at the rate equal to the rent payable immediately before the commencement of that relevant Rent Period and until the first day of payment of rent after that Revised Rent has been ascertained.

4. Once the Revised Rent for that relevant Rent Period has been ascertained pursuant to paragraph 3 hereof, any deficit of rent (given that the Revised Rent was not ascertained on the

first day of that relevant Rent Period) shall become due and payable immediately as rent in arrear as though the Revised Rent had been ascertained in accordance with this Schedule

Council Tax London Borough of Newham Band B

Parking: communal car park, 2 months provided to each flat by the managing agents, parking on a first come first served basis.

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. You may be able to get limited indoor coverage.

Three: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

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.

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.

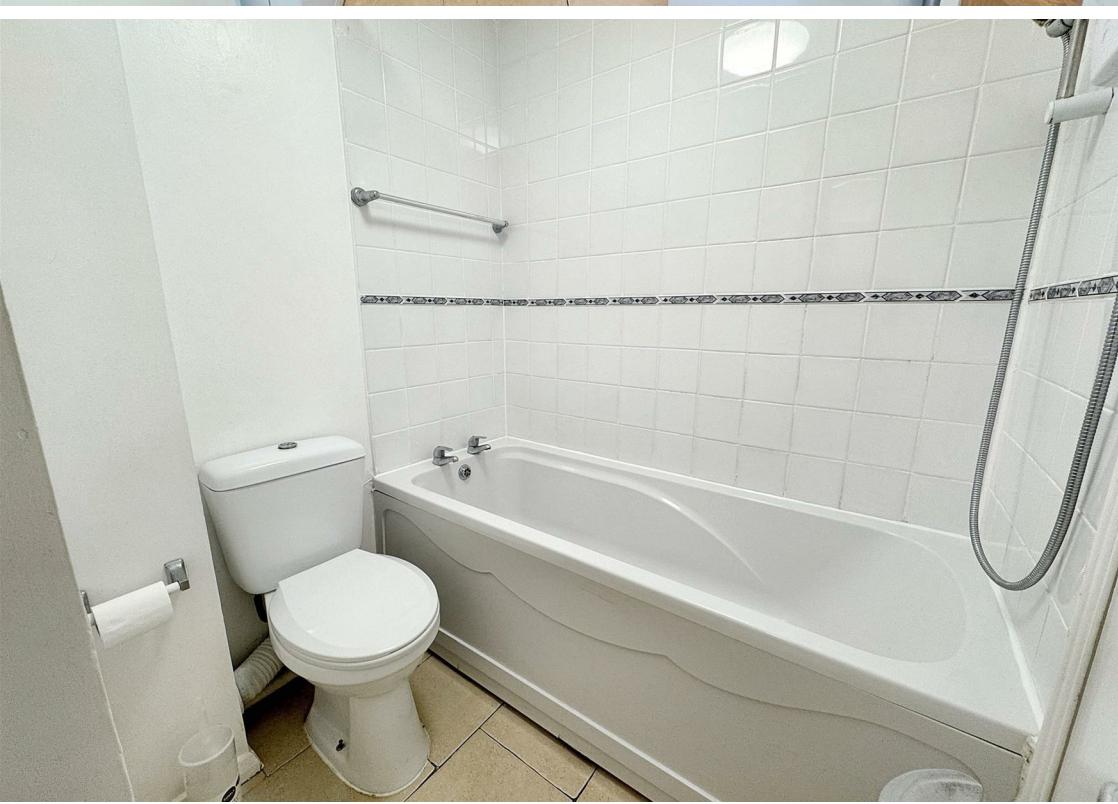
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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

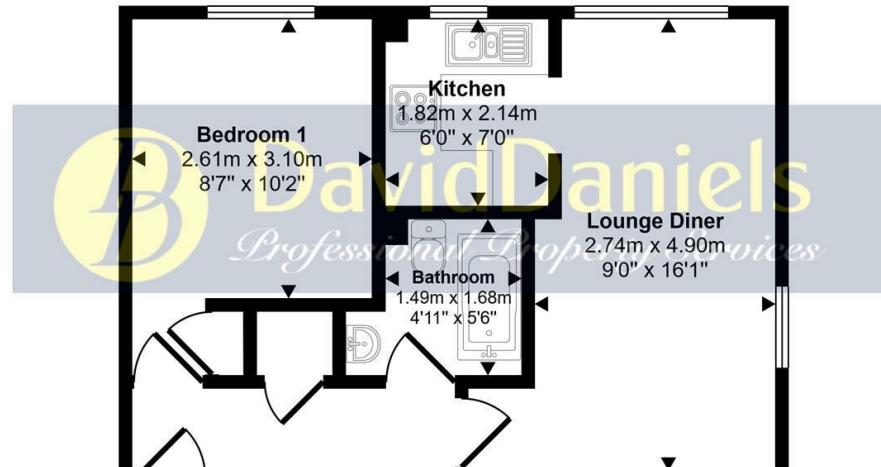
Please get in touch should you require a quotation and we will be pleased to organise this for you.

#### **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.

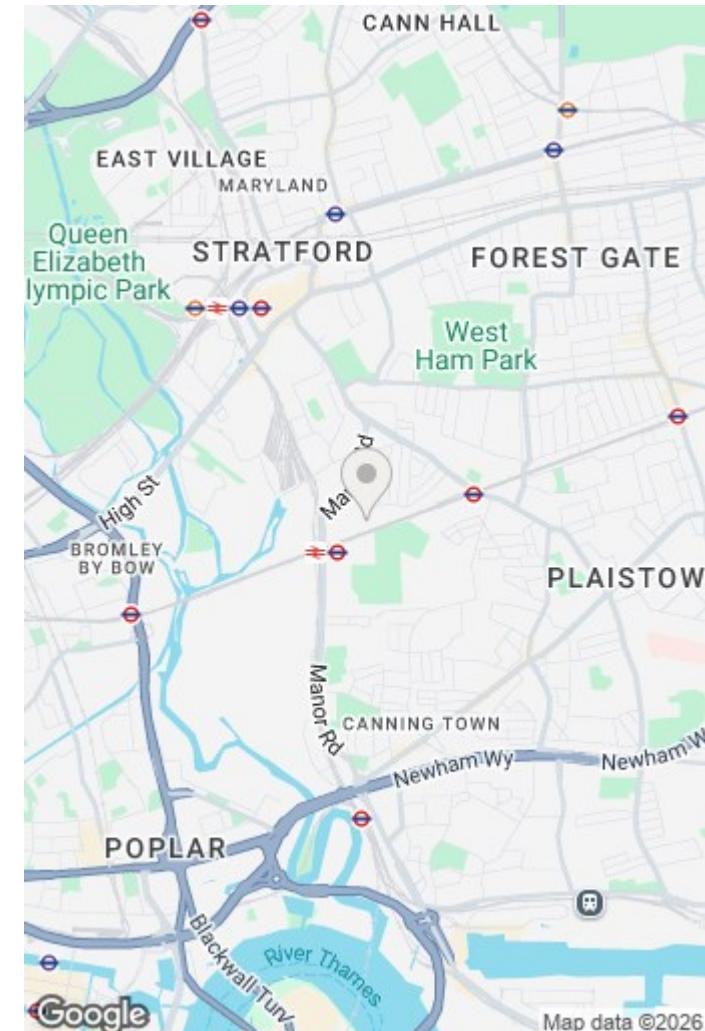


Approx Gross Internal Area  
35 sq m / 372 sq ft



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.



Map data ©2026

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Current			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC