



Chobham Road London E15 1LX

One Bedroom First Floor Purpose Built Flat That Requires Modernisation £240,000 L/H



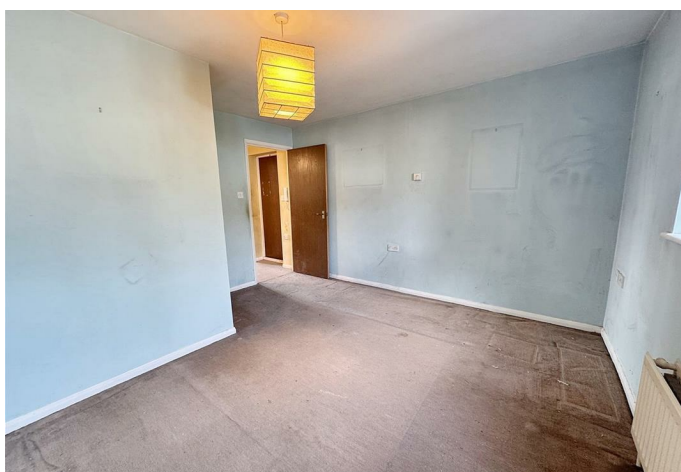


Nestled in the vibrant area of Stratford, London, this one-bedroom flat offers a fantastic opportunity for both first-time buyers and seasoned investors. Located on Chobham Road, the property is ideally situated between Stratford and Leyton stations, providing excellent transport links to the heart of the city and beyond.

This first-floor flat is part of a purpose-built development and features one reception room, a well-proportioned bedroom, and a bathroom. The property benefits from gas central heating and double-glazed windows.

While the flat requires cosmetic updating, it presents an exciting project for those looking to add their personal touch. With a little imagination and effort, this space can be transformed into a stylish and modern home. Additionally, the potential rental income of £1,500 per month, following improvements, makes it an attractive option for buy-to-let landlords seeking a solid investment.

With 84 years remaining on the lease, this property offers a promising opportunity in a sought-after location. Whether you are looking to make your first step onto the property ladder or seeking a lucrative rental investment, this flat on Chobham Road is well worth considering.



Entrance Via

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

Hallway

wall mounted entryphone - radiator - power point - carpet to remain - doors to:

Lounge



double glazed window - radiator - power points - carpet to remain.



Bathroom



wall mounted extractor fan - three piece suite comprising of a panel enclosed bath - pedestal wash basin - low flush w/c - tiled walls - radiator - vinyl floor covering.

Kitchen



double glazed window - wall mounted Worcester boiler - range of base level units incorporating a stainless steel sink with mixer taps and drainer - built in oven with four point gas hob - tiled splashbacks - power points - radiator - wood effect vinyl floor covering.

Bedroom



double glazed window - radiator - power points - carpet to remain.

Additional Information:

The lease has 84 Years remaining.

The current service charge is £2,039.18 per annum and is reviewed yearly.

The ground rent is £125.00 per annum.

Council Tax London Borough of Newham Band B.

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,O2,Three and 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.

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.

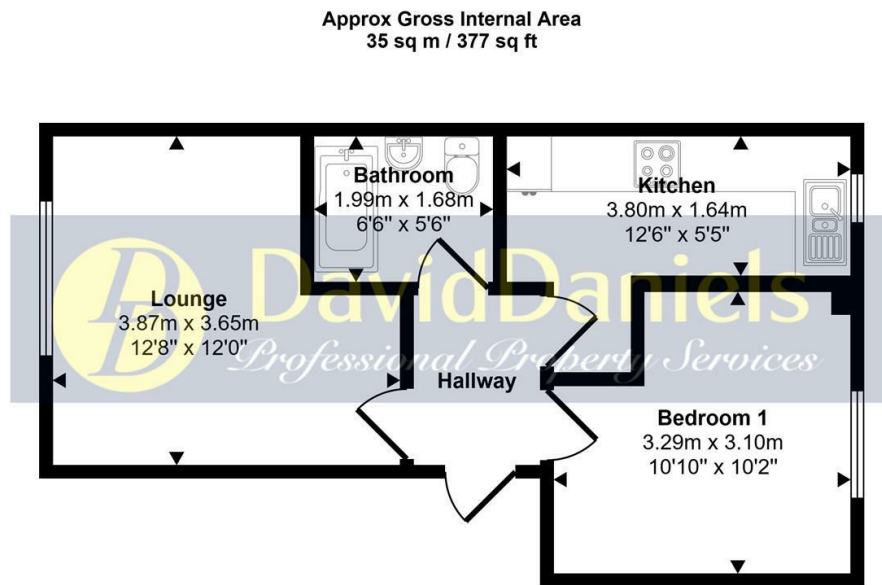
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

Disclaimer

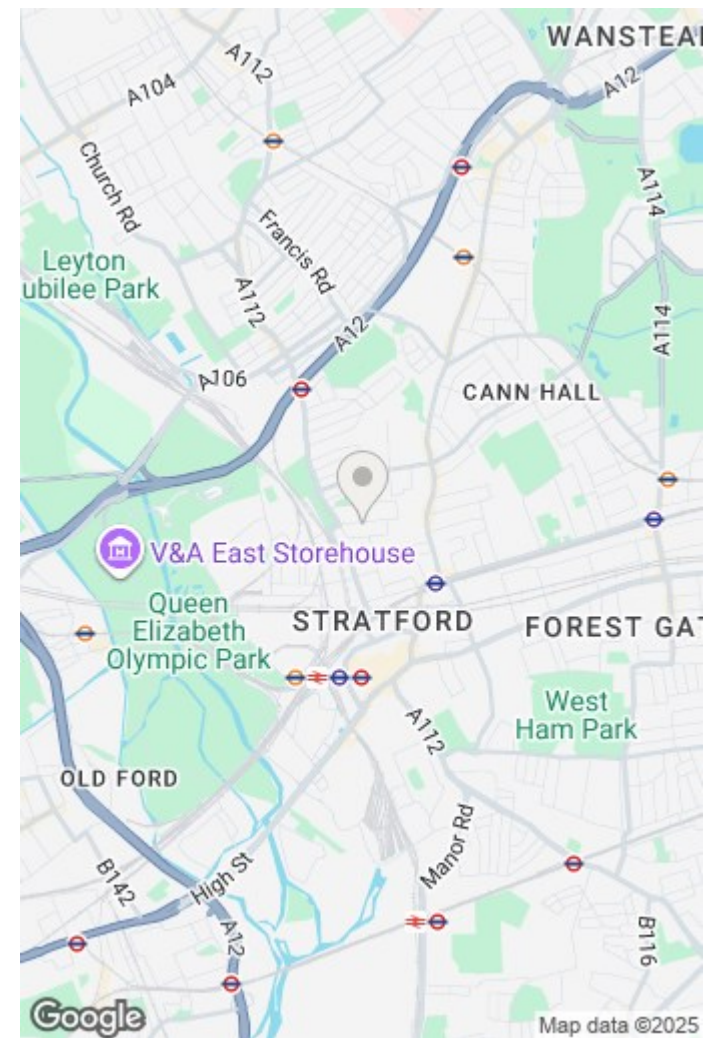
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted,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



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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	