



1 Forest Lane London E15 1HR

Well Presented Two Bedroom First Floor Apartment With Balcony £340,000 L/H





Nestled on the charming Forest Lane in London, this beautifully presented two-bedroom first-floor apartment offers a delightful living experience. Spanning 582 square feet, the property features two double bedrooms and a well-appointed three-piece bathroom suite, ensuring comfort and convenience for its residents.

The heart of the home is the expansive open-plan kitchen and lounge area, which seamlessly flows onto a private balcony, perfect for enjoying a morning coffee or unwinding after a long day. The current owners have resided here since the property was new and have made thoughtful improvements that enhance its overall appeal, making it a truly inviting space.

Residents of this purpose-built apartment benefit from a concierge service and access to communal terraces, providing additional areas to relax and socialise. The building comes with an EWS1 certificate boasting an A1 rating, ensuring peace of mind regarding safety.

Ideally situated, the property is just a short walk from Maryland Station, offering excellent transport links for easy commuting. Additionally, the vibrant Westfield shopping centre and the expansive Queen Elizabeth Olympic Park are both easily accessible, making this location perfect for those who enjoy a blend of urban living and green spaces.

This apartment is an ideal choice for first-time buyers seeking a modern and well-located home in London. With its appealing features and convenient amenities, it presents a wonderful opportunity to embrace city living in a comfortable and stylish environment.



Entrance Via
communal door to communal hallway - stairs and lift ascending to first floor - door to:

Hallway
two storage cupboards one housing the consumer unit and the other housing the water heater - power points - wood effect floor covering - doors to:

Bathroom



ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - hand wash basin with mixer tap - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

Bedroom 1



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



Bedroom 2



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

Kitchen/Lounge



range of eye and base level units incorporating a butler style sink with mixer tap and drainer - built in oven with four point hob and extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - wood effect floor covering - double glazed door to balcony.





Balcony



Communal Terrace



Additional Information:

The lease has 103 Years remaining.

The current service charge is £3,542.00 per annum and is reviewed yearly and includes the water and sewerage bill.

The ground rent is £150.00 per annum.

Council Tax London Borough of Newham Band C.

EWS1 with an A1 rating

No Parking available.

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 water, mains sewerage and is heated via portable electric heaters.

The title register states the following:

1 (16.06.2004) The land tinted yellow on the title plan is subject to such restrictive covenants as may have been imposed thereon before 18 July 1990 and are still subsisting and capable of being enforced.

2 (16.06.2004) The land tinted yellow on the title plan is subject to the following rights reserved by a Conveyance thereof dated 24 July 1990 made between (1) The Master Fellows and Scholars of Emmanuel College (Vendors) and (2) Christopher Paul Wayman (Purchaser):-"subject also to an exception and reservation in favour of the Vendors and the successors of the Vendors in fee simple for the benefit of all the adjoining property belonging to the Vendors (including without prejudice to the generality of the foregoing property situate in Maryland Park) of all rights and easements quasi-rights and quasi-easements of support drains ways passages lights watercourses or otherwise and all liberties privileges and advantages now used or enjoyed by the Vendors said adjoining property over or under or otherwise affecting the said 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.

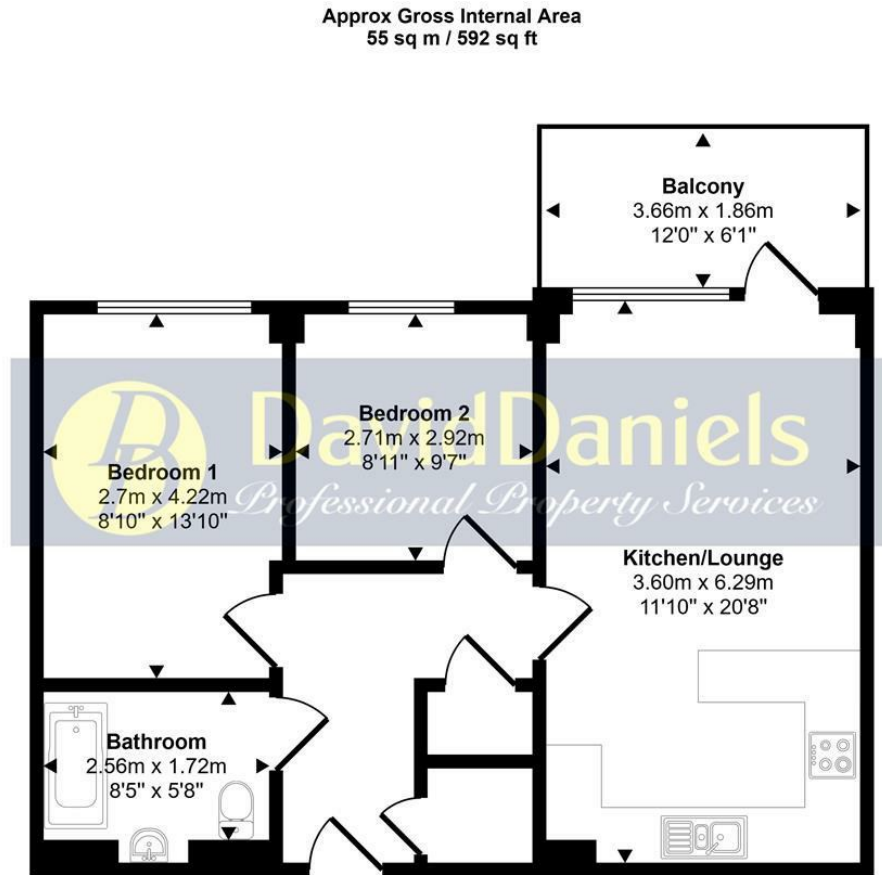
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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.

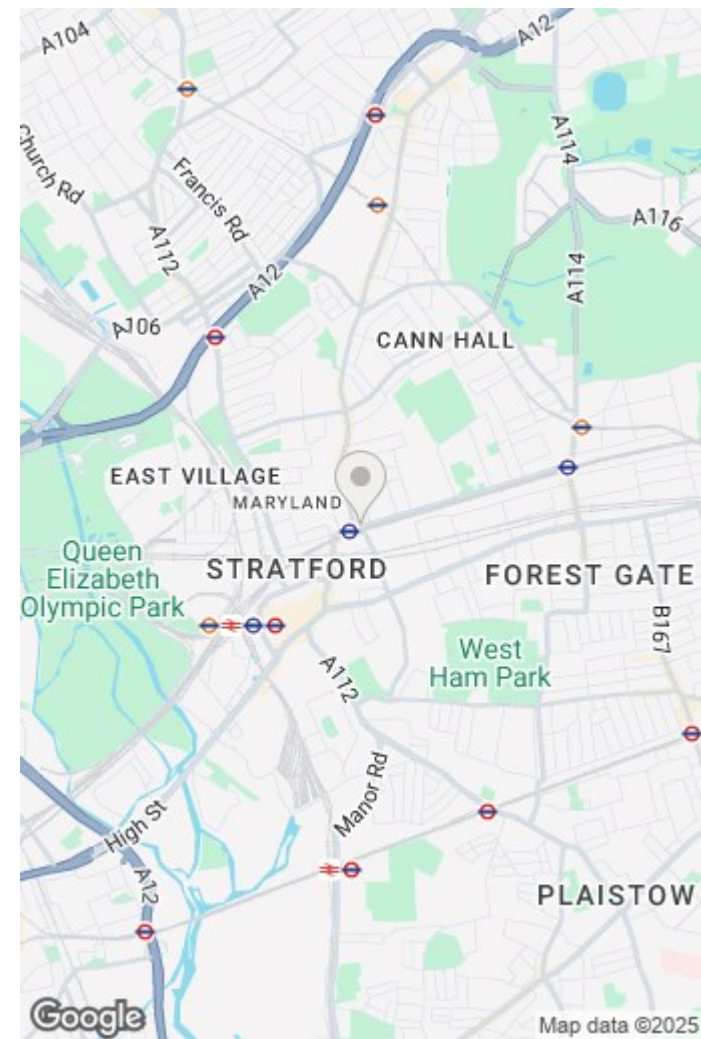




Floorplan

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.

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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	