



Shaftesbury Road London E7 8PY
Well Presented Two Bedroom Second Floor Apartment Guide Price £305,000 - £320,000 L/H



Guide price £305,000 - £320,000

Elevate your lifestyle with this exceptional two double bedroom apartment nestled on the second floor of Vineyard Studios in the vibrant locale of E7.

Offering a perfect fusion of contemporary design and urban convenience, this residence boasts a spacious open-plan lounge and kitchen area, ideal for both relaxation and entertaining guests. Large windows adorn the space, inviting abundant natural light to create an airy and inviting atmosphere throughout. The luxurious four-piece bathroom suite provides a sanctuary after a long day.

Enjoy the convenience of Plashet Park just a short stroll away, offering a serene escape amidst nature's beauty.

Furthermore, prospective purchasers will benefit from the seller's transition of the lease from a live/work arrangement to full residential, enhancing the property's desirability.

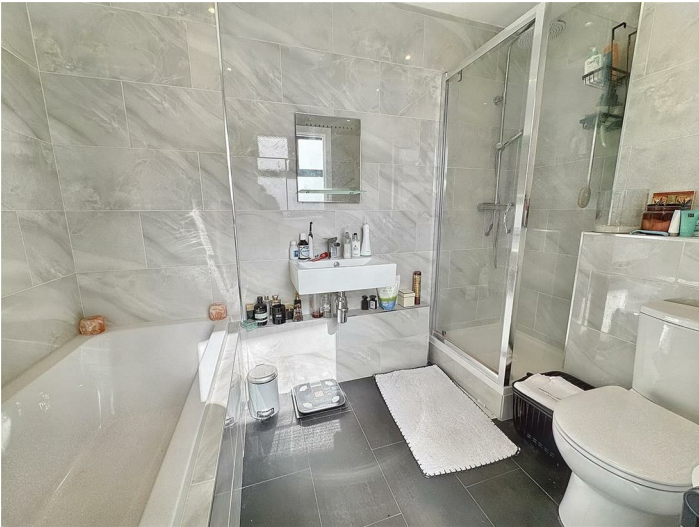
For commuters, easy access to Upton Park and East Ham stations ensures seamless connectivity to the city centre and beyond. Additionally, anticipate an upgrade in the communal areas, with refurbishment works already paid for by the current seller, promising enhanced aesthetics and functionality for residents.



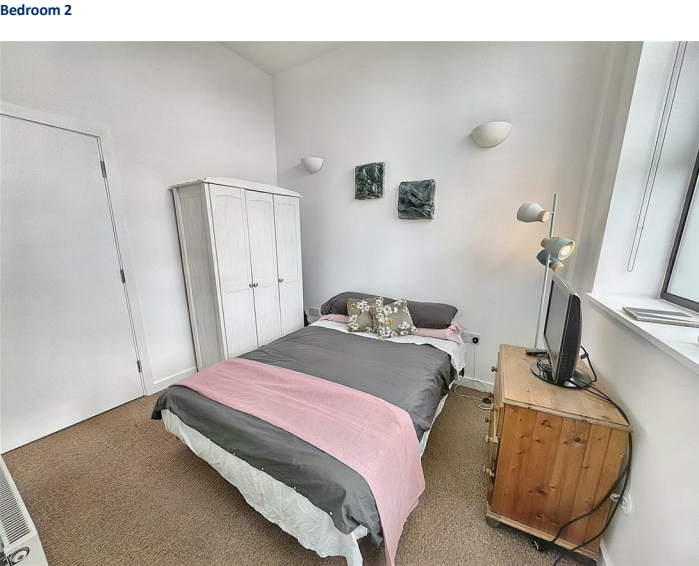
Entrance Via
gated development - communal door to communal hallway - stairs ascending to second floor - door to:

Hallway
double glazed window - radiator - power points - wood effect floor covering - doors to:

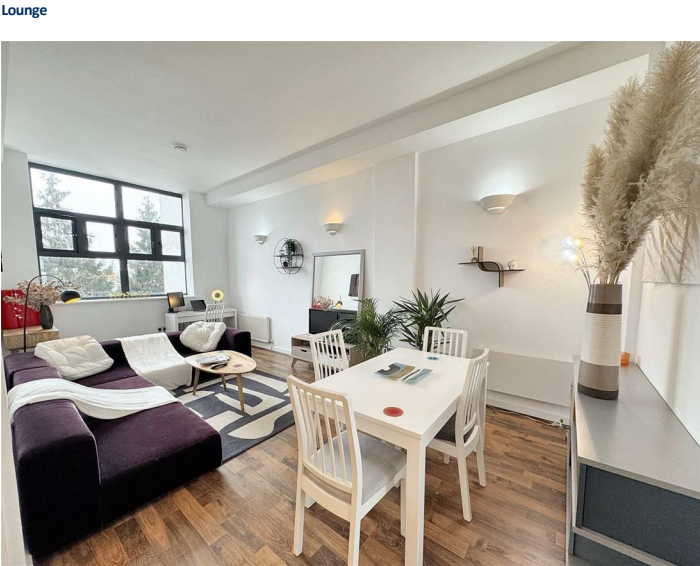
Bathroom



ceiling mounted extractor fan - four piece suite comprising of panel enclosed bath with mixer taps - wall mounted wash basin - shower cubicle - low flush w/c - tiled walls - radiator - tiled floor covering.



double glazed window - radiator - power points - carpet to remain - door to:



double glazed window - one radiator and one wall mounted electric heater - power points - wood effect floor covering - opening to:





Kitchen



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 - integrated fridge/freezer - integrated Beko washing machine - integrated Bosch dishwasher - tiled splashbacks - power points - cupboard housing Vaillant boiler and consumer unit.

Bedroom 1



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

Additional Information:

The lease has 102 Years remaining.
The current service charge is £2,128.00 per annum and is reviewed yearly.
The ground rent is £250.00 per annum and is fixed for the term of the lease.
Council Tax London Borough of Newham Band C.

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 Gas, Mains water, mains sewerage and is heated via gas central heating (there is one wall mounted electric heater in the lounge).

A Previous Transfer of the property dated 22 December 1986 refers to restrictive covenants and easements, we have a copy of this document available to view upon request. the title register states the following:

The land is subject to the following rights reserved by the Transfer dated 31 October 1983 referred to above:- "EXCEPT AND RESERVED the rights set out in the Third Schedule
THE THIRD SCHEDULE above referred to:- Exceptions and Reservations There shall be excepted and reserved out of the land hereby transferred unto the Transferor its successors in title the following rights:-
(a) all rights of drainage eavesdropping passage light air and water and all liberties privileges and advantages at the date of this Transfer used or enjoyed (whether as easements quasi-easements or otherwise and whether or not continuous apparent or reasonably necessary) with the Transferor's Retained Land or any part or parts thereof
(b) (without prejudice to the rights excepted and reserved by (a) above) the right to use all sewers drains pipes wires and cables which are now or may at any time during the period of eighty years beginning

with the date of this Transfer be laid in or under the Property and which serve or are capable of serving the Transferor's Retained Land and the right for the vendor and its successors in title to enter upon the Property for the purpose of repairing maintaining making connections to and laying such sewers drains pipes wires and cables (the vendor or person entering making good all damage to the Property so caused).
(c) (without prejudice as aforesaid) the right to enter upon the Property for the purpose of repairing maintaining or altering any buildings now on the Transferor's Retained Land and of erecting new buildings thereon."
NOTE: The Transferor's retained land referred to is described in the covenanting clause to the covenants mentioned above.
3 (07.06.2004) A Transfer of the freehold estate in the land land in this title and other land by way of partition dated 3 July 1984 made between
(1) Kishan Singh Sangar and Sarwan Singh Sangar and (2) Kishan Sing Sangar contains restrictive covenants.
NOTE: Copy filed under EGL137992.

4 (07.06.2004) The land is subject to the rights contained in the Transfer by way of partition dated 3 July 1984 referred to above.
5 (07.06.2004) The land is subject to the rights reserved by a Transfer of the freehold estate in the land in this title and other land dated 31 March 2000 made between (1) Metroman Limited and (2) Hollybrook Limited.

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:

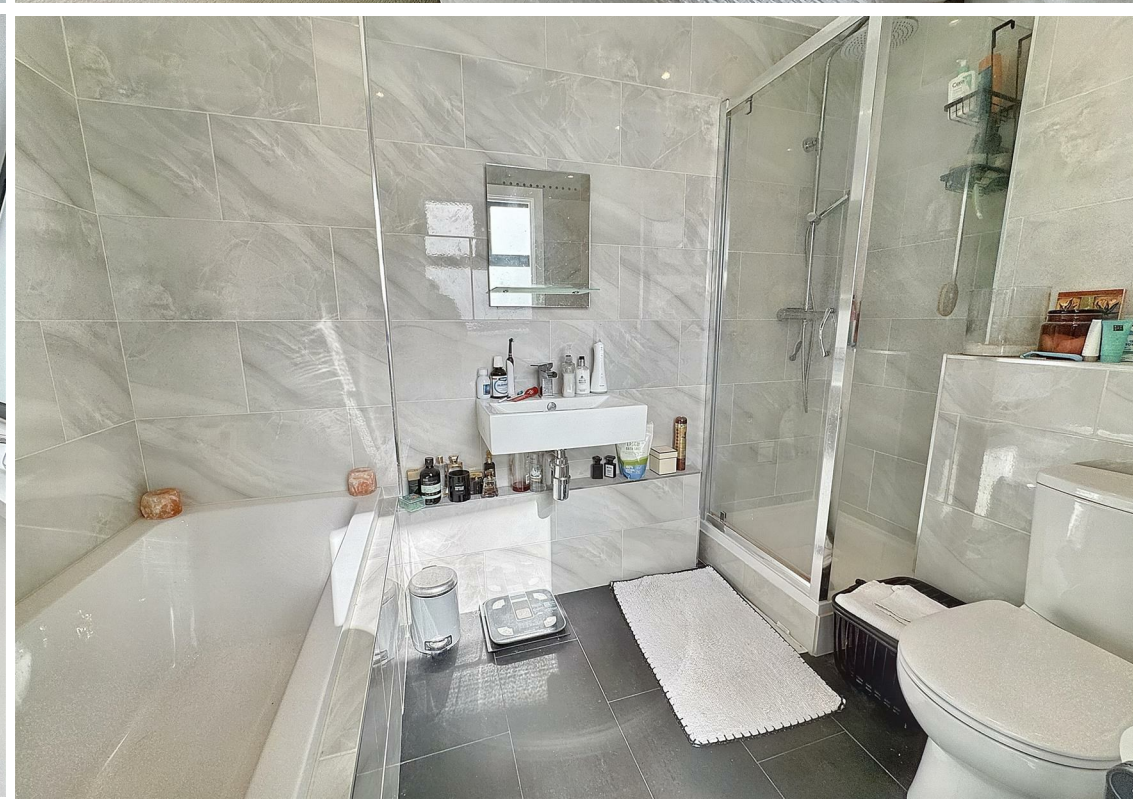
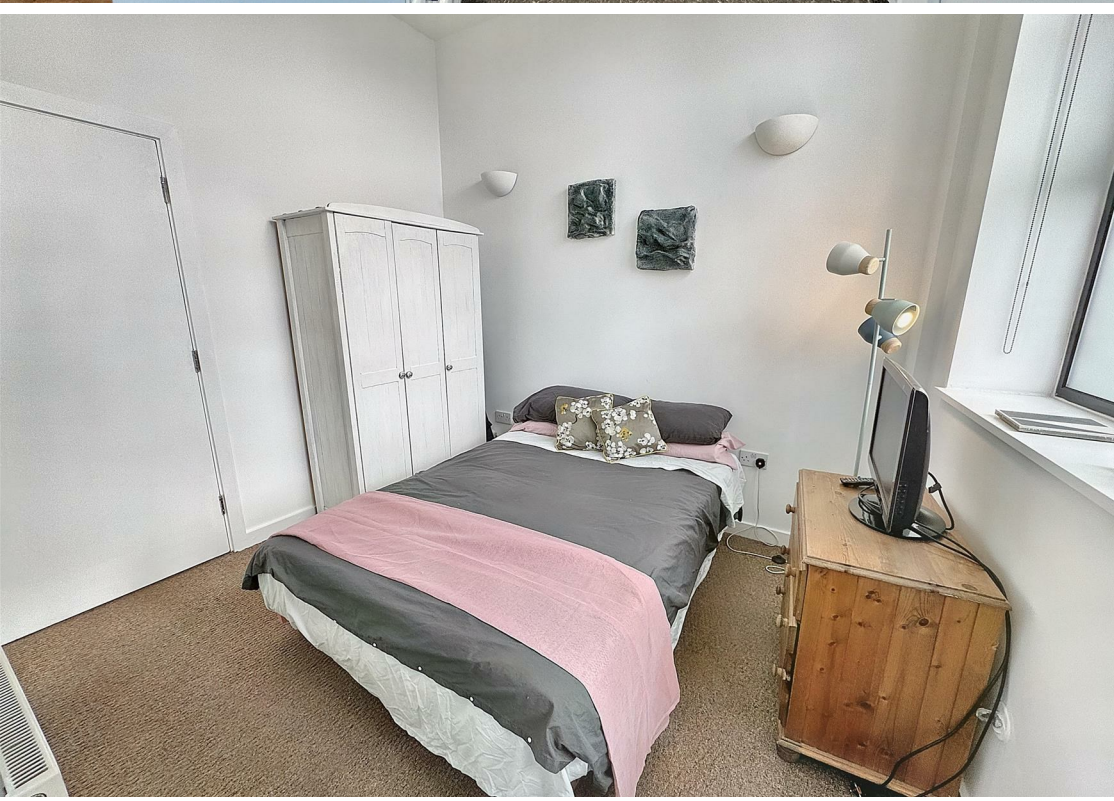
Bowling & Co & Knight Richardson Solicitors £240.00 INC VAT.

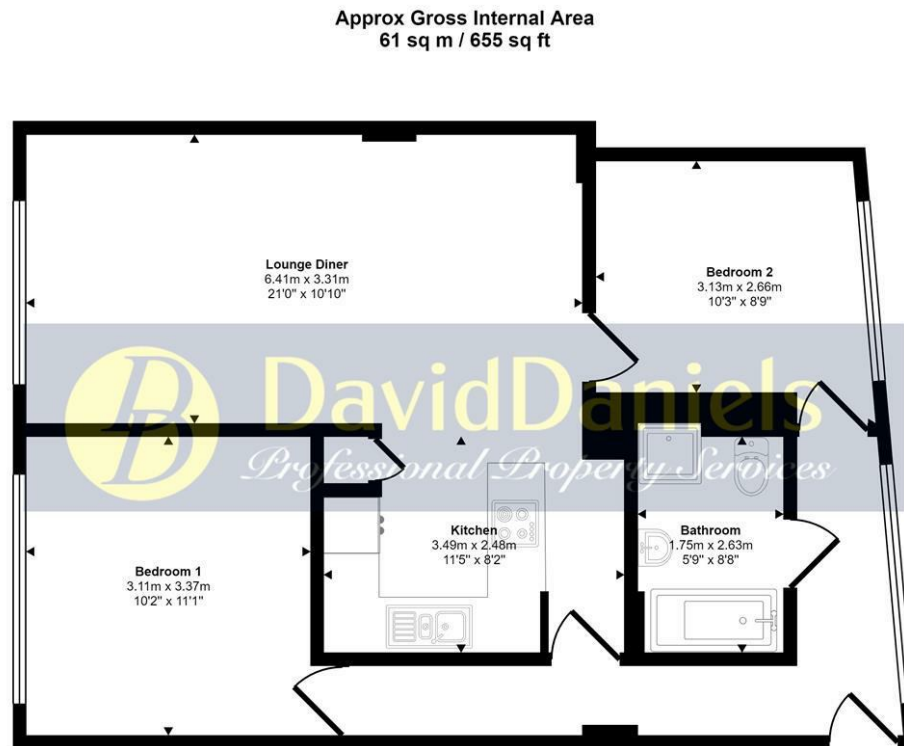
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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 be 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.

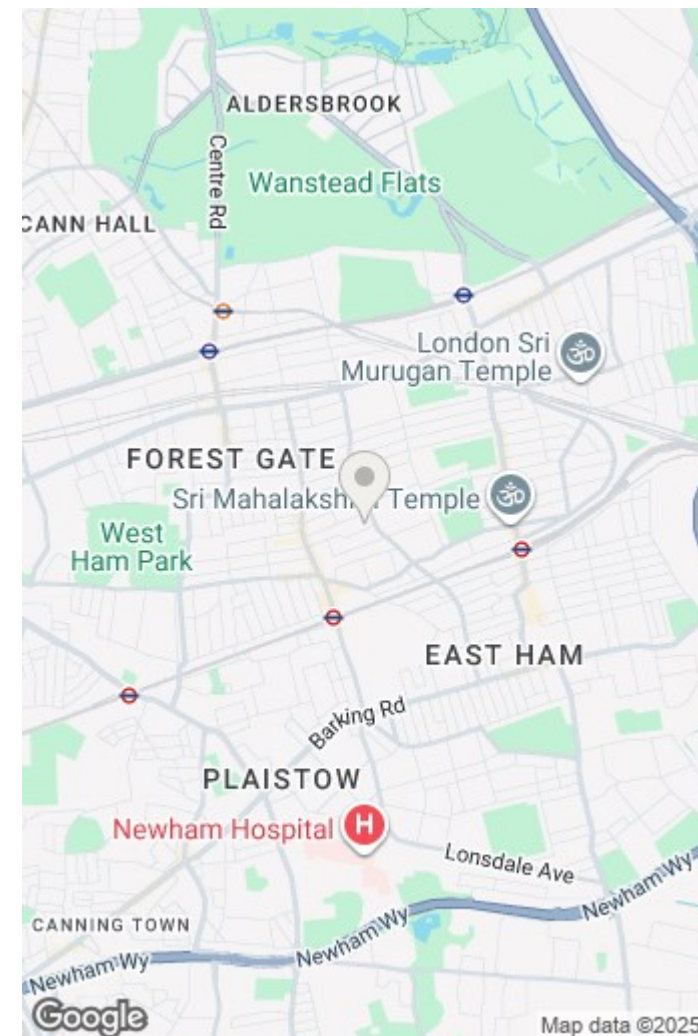




Floorplan

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	
	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	
81	81
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
EU Directive 2002/91/EC	