



Shaftesbury Road Forest Gate E7 8PL

Spacious & Well Presented Two Bedroom Fourth Floor Apartment £360,000 L/H

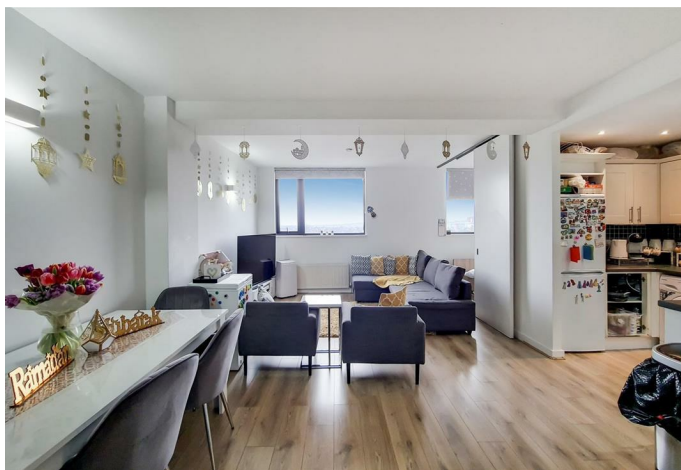


We are delighted to offer this spacious fourth-floor live/work flat, presenting a unique opportunity to reside in the beautifully converted Trebor sweet factory. Spanning an impressive 821 square feet, this property is ready for you to move in and make it your own.

The flat boasts a flexible living space, featuring innovative sliding walls that seamlessly connect the bedrooms to the lounge, allowing for a versatile layout that can adapt to your lifestyle. With two well-proportioned bedrooms and a modern bathroom, this home is perfect for individuals or small families seeking comfort and convenience.

Furthermore, the building has an EWS1 certificate with an A1 rating, which was valid at the time of listing and is due to expire shortly. An updated certificate is currently being chased by the managing agents, ensuring continued compliance and peace of mind for residents.

Ideally located, the property is just a short stroll from the tranquil Plashet Park, perfect for leisurely walks or outdoor activities. It is also conveniently situated between Forest Gate, East Ham, and Upton Park stations, providing excellent transport links to the rest of London.



Entrance Via:

via communal door to communal area - stairs and lift ascending to fourth floor - door to:

Hallway:

two storage cupboards - wall mounted entry phone - power points - radiator - wood effect floor covering - doors to:

Main Bedroom:



power points - radiator - wood effect floor covering - sliding doors to:

Main Bedroom:



Open Plan Lounge/Kitchen:



double glazed window - range of eye and base level units incorporating a stainless steel 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 for fridge/freezer - tiled splash backs - power points - radiator - wood effect floor covering - sliding door to:

Open Plan Lounge/Kitchen:



Open Plan Lounge/Kitchen:



Kitchen Area:



Bedroom Two:



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

Bathroom:



Ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - wall mounted washbasin with mixer tap - w/c with concealed cistern - tiled splash backs - radiator - tiled effect floor covering.

Additional Information:

The lease has 102 Years remaining.
The current service charge is £3,306.78 per annum.

The ground rent is £250.00 per annum.
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:,O2, Three & 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:

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.





Shaftesbury Road, E7

CAPTURE DATE 22/03/2023 LASER SCAN POINTS 94,875,273

GROSS INTERNAL AREA

76.31 sqm / 821.39 sqft



— Fourth Floor



76.31 sqm / 821.39 sqft



73.25 sqm / 788.46 sqft



0.00 sqm / 0.00 sqft



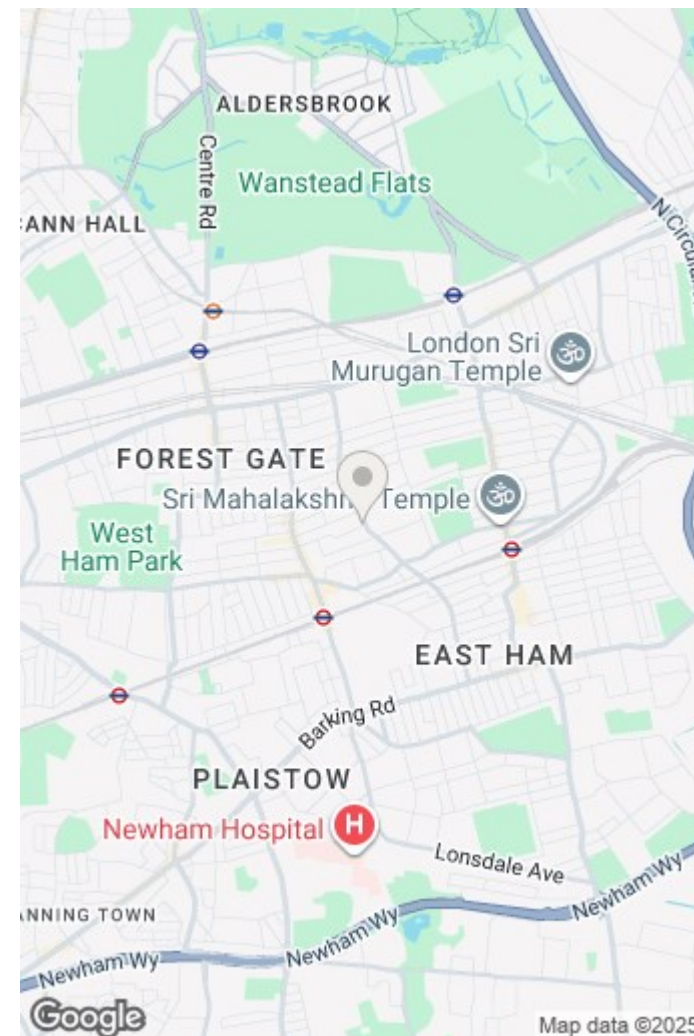
0.00 sqm / 0.00 sqft



Spec verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plans and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the measurement points of measurements captured in the scan.

PROCESSED BY: 76.31 sqm / 821.39 sqft
PROCESSED BY: 73.25 sqm / 788.46 sqft

SPIC ID: 564f21f7edc45750dd0d305eb



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	

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.



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