



Francis Street London E15 1JG

Spacious Two Double Bedroom Split Level Flat With Balcony, Chain Free £330,000 L/H

We are delighted to present this charming two-bedroom flat located on Francis Street, London. This spacious first-floor split-level flat offers a generous 758 square feet of living space, making it an ideal choice for first-time buyers seeking comfort and convenience.

Upon entering, you will find a well-appointed contemporary kitchen, complete with integrated appliances, perfect for those who enjoy cooking and entertaining. The inviting lounge area is a highlight of the property, providing ample space for relaxation and social gatherings. From here, you can step out onto your private balcony.

The two double bedrooms are thoughtfully positioned on the upper level, ensuring a peaceful retreat. The modern family bathroom is also located on this floor, designed with both style and functionality in mind.

In addition to the interior comforts, this property benefits from communal outdoor space, as well as a bicycle shed, ideal for storage or for those who prefer cycling around the city.

The location is superb, situated just a short walk from Maryland Station, which is conveniently served by the Elizabeth Line, providing easy access to central London and beyond. Furthermore, the vibrant Westfield Stratford and the expansive Queen Elizabeth Olympic Park are nearby, offering a wealth of shopping, dining, and recreational opportunities.

Being sold chain-free, making it an attractive option for those looking to move in without delay. Do not miss the chance to make this lovely property your new home.

Entrance Via

secure communal door to communal walk way - stairs ascending to first floor - door to:

Hallway

stairs ascending to first floor - wall mounted consumer unit - wall mounted radiator - power points - phone point - wood effect floor covering - doors to:

Kitchen



double glazed window - window pane mounted extractor fan - cupboard housing Vaillant boiler - range of eye and base level units incorporating one and a half bowl sink with drainer - built in oven - integrated fridge/freezer - integrated dishwasher - integrated washing machine - four point electric hob with extractor fan over - tiled splash backs - radiator - power points - wood effect floor covering.

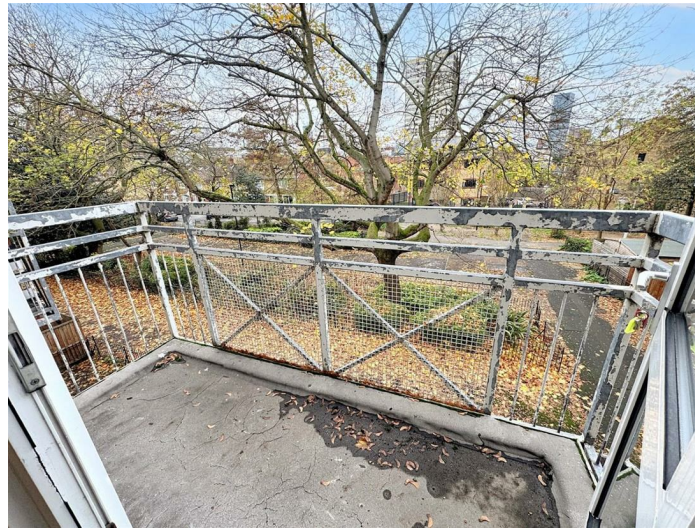
Lounge/ Diner



double glazed window - double glazed door to balcony - storage cupboard - two wall mounted radiators - power points - wood effect floor covering.



Balcony
9'7" x 4'0" (2.93 x 1.22m)



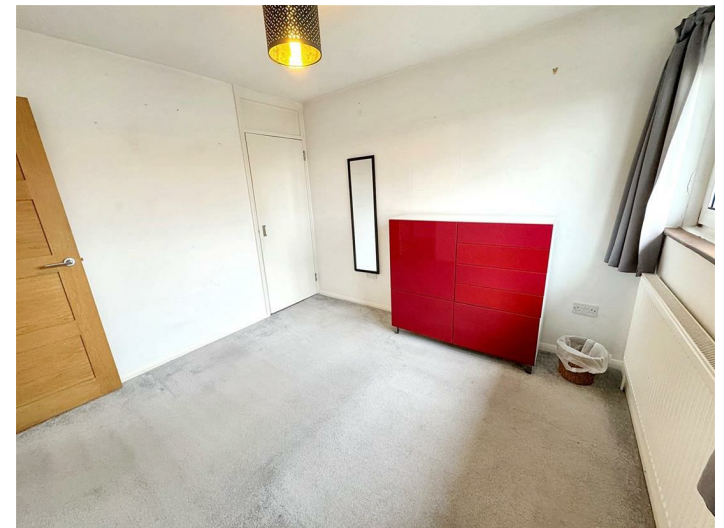
First Floor Landing
access to loft space - power point - carpet to remain - doors to:



Bedroom Two



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



Bathroom



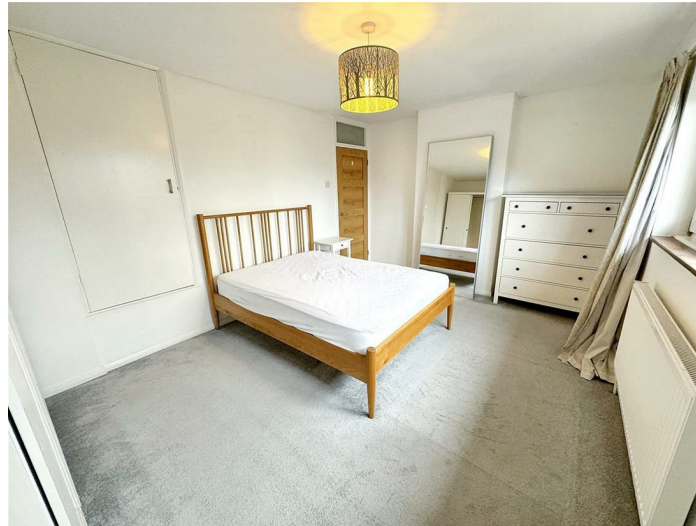
double glazed window - window pane mounted extractor fan - three piece suite comprising of bathtub with mixer taps to shower attachment - wall mounted wash basin - low flush w/c - partially tiled walls - vinyl floor covering.



Bedroom One



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



Communal Area



Bicycle Shed



Additional Information:

The lease has 99 Years remaining.

The current service charge is £1350.00 per annum and is reviewed yearly.

The ground rent is £10.00 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 & 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:

3 (07.03.2001) The above mentioned Lease is made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

4 (07.03.2001) Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title.

5 (07.03.2001) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

6 (07.03.2001) The lessor's title is registered.

7 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

(07.03.2001) Two Conveyances dated 10 September 1879 and 8 October 1979 respectively both affecting the land tinted pink on the filed plan both made between (1) The British Land Company Limited and (2) Edward Jenden Harris contain restrictive covenants but neither the original Conveyances nor certified copies or

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.

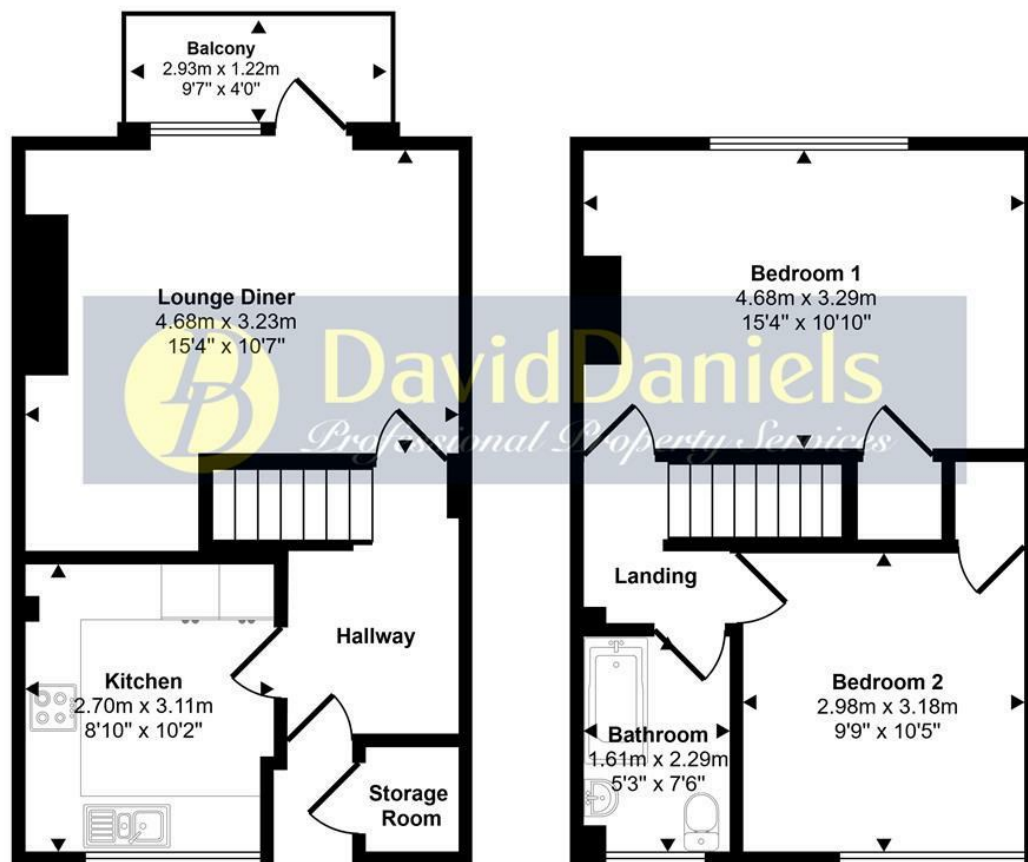
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

Disclaimer

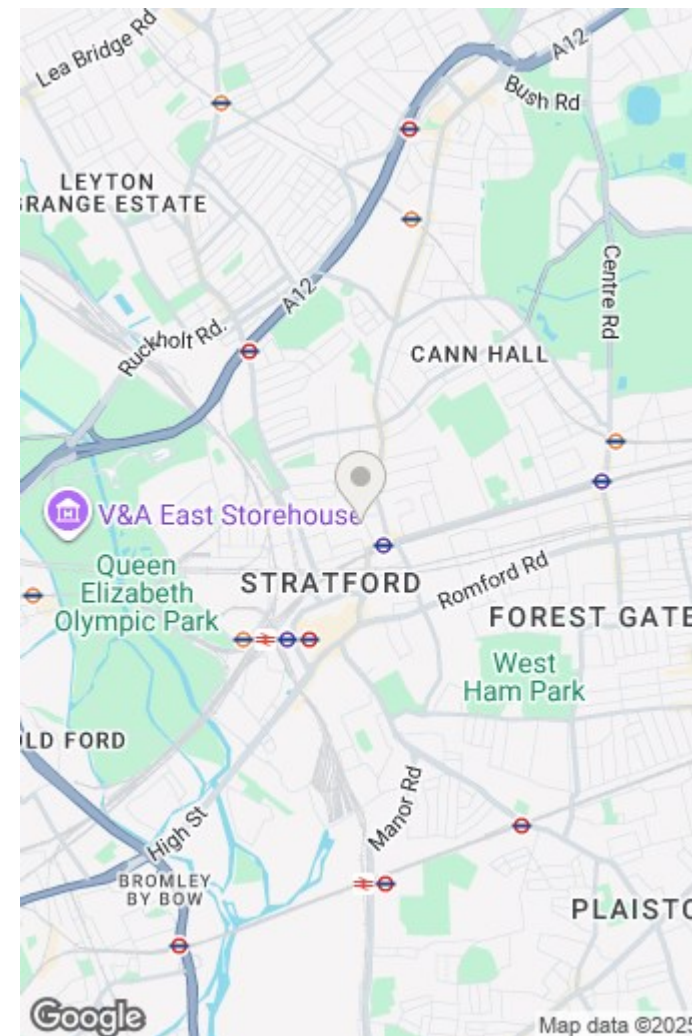
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, 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
70 sq m / 758 sq ft



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.

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.



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	