



Cam Road London E15 2SS

**£405,000**



Nestled on Cam Road in the vibrant area of Stratford, London, we are pleased to present this beautifully appointed two-bedroom apartment, located on the third floor of a purpose-built block. Spanning an impressive 746 square feet, this property is being offered chain free, making it an excellent opportunity for first-time buyers looking to step onto the property ladder.

The apartment boasts triple aspect windows, ensuring an abundance of natural light throughout the living spaces and facilitating excellent ventilation. The seller has noted that, based on experience, this is particularly beneficial during the summer months, as it helps to keep the space cool and airy. The spacious lounge/diner features dual aspect windows and seamlessly connects to a private balcony. The well-equipped kitchen is designed for both functionality and style, catering to all your culinary needs.

The accommodation includes two generously sized double bedrooms, with the master bedroom also benefiting from dual aspect windows, enhancing the airy feel of the space. A modern family shower room completes the layout, providing a contemporary touch to this delightful home.

Additional features include a long lease with 971 years remaining and a peppercorn ground rent, offering peace of mind for future ownership. The property also holds an EWS1 certificate with an B1 rating, ensuring its safety and compliance.

Conveniently located, Stratford High Street DLR is just a short walk away, while Stratford Station, the Westfield Shopping Centre, and the iconic Queen Elizabeth Olympic Park are all easily accessible. This apartment is not only a charming residence but also a gateway to the vibrant lifestyle that Stratford has to offer.

The property is also available on a shared ownership basis, with a 45% share available.



#### Entrance Via

communal door to communal hallway - stairs and lift ascending to third floor - door to:

#### Hallway

storage cupboard housing water heater and consumer unit - power points - carpet to remain - doors to:

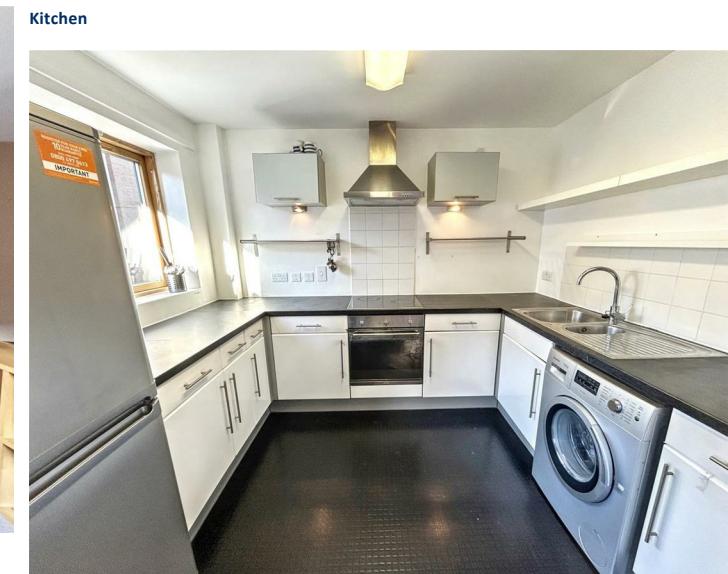
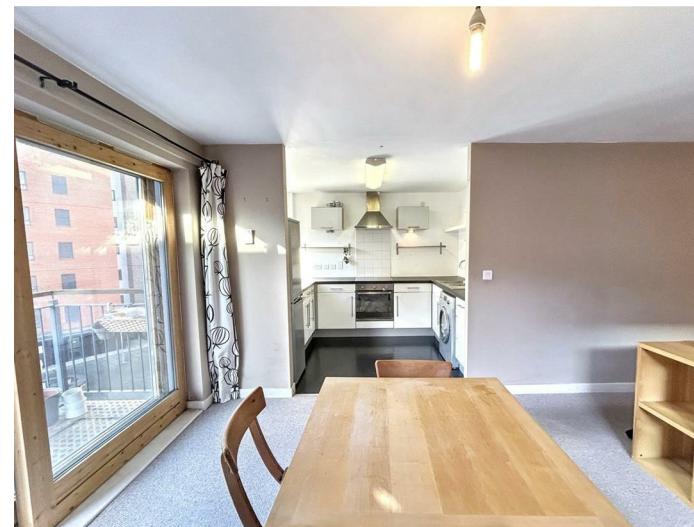
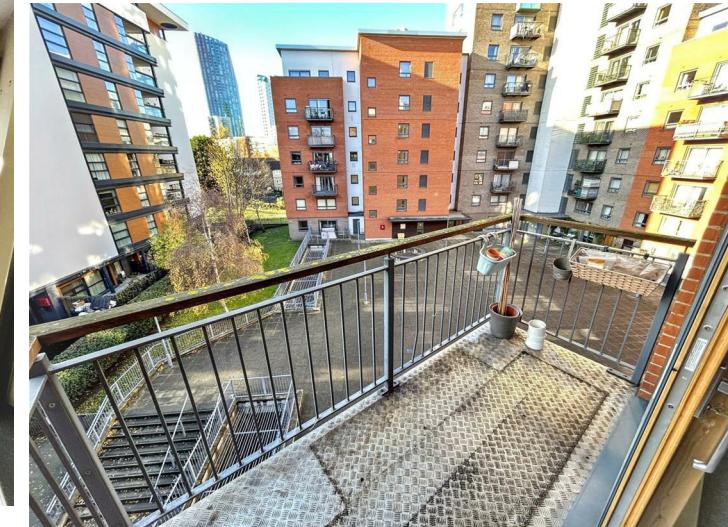
#### Lounge/Diner



two double glazed windows - electric heater - power points - carpet to remain - opening to kitchen - double glazed sliding door to balcony.



#### Balcony



double glazed window - range of eye and base level units incorporating a one and a half bowl sink with mixer taps 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 - vinyl floor covering.

## Bathroom



ceiling mounted extractor fan - three piece suite comprising of a shower cubicle - vanity sink unit - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

## Bedroom 1



two double glazed windows - built in wardrobe - wall mounted electric heater - power points - carpet to remain.



## Bedroom 2



double glazed window - power points - carpet to remain.

### Additional Information:

The lease has 971 Years remaining.

The current service charge is £4500.48 per annum and is reviewed yearly and includes the water and sewerage bill.

The ground rent is £0.00 per annum.

Council Tax London Borough of Newham Band D.

No Parking available

An Ofcom online search shows that there is the following coverage via the following mobile

### networks:

EE: 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.

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 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.

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 electric heaters.

### The title register states the following:

(13.07.2022) A Conveyance affecting the freehold estate in the land in this title and other land dated 12 December 1877 made between (1) The British Land Company Limited and (2) William Barratt contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

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.

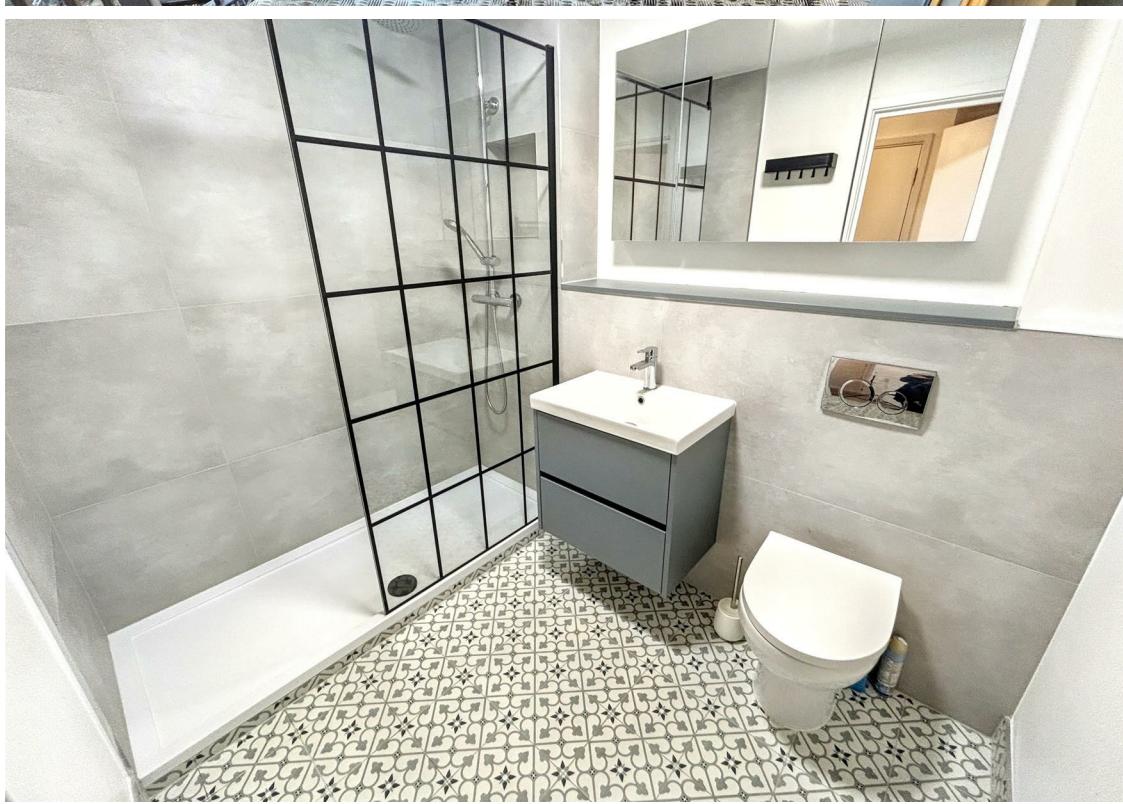
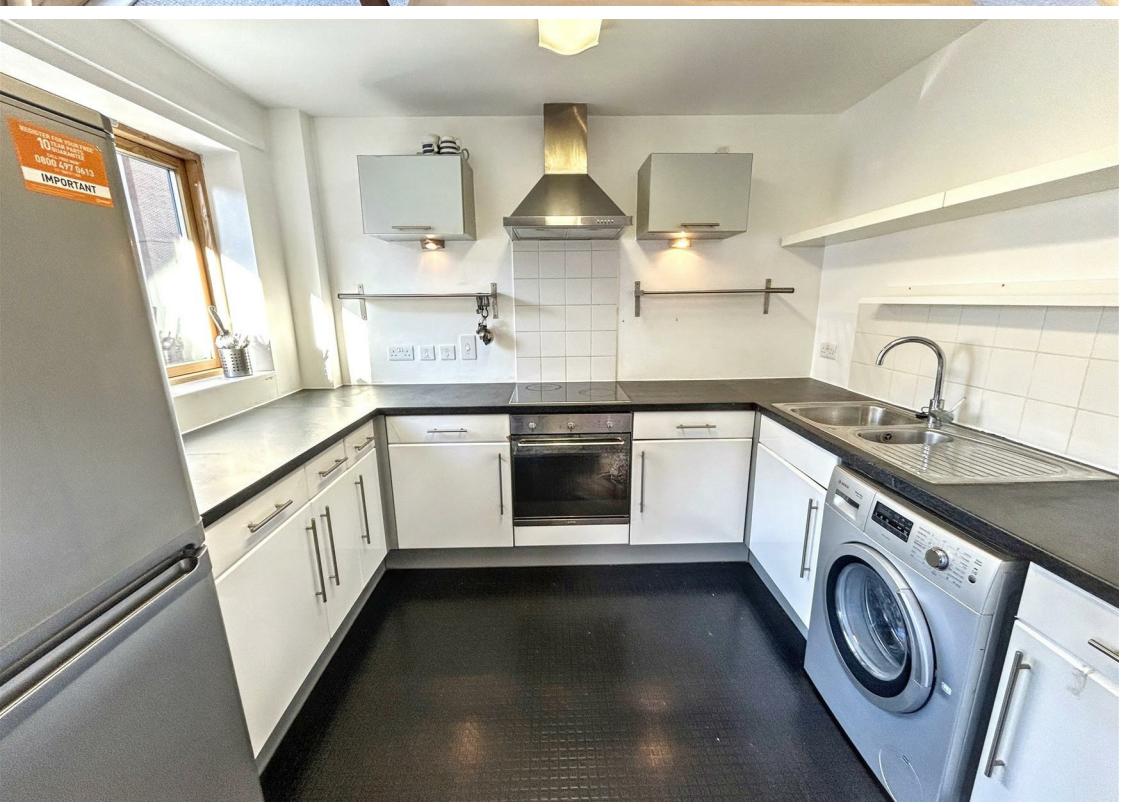
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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

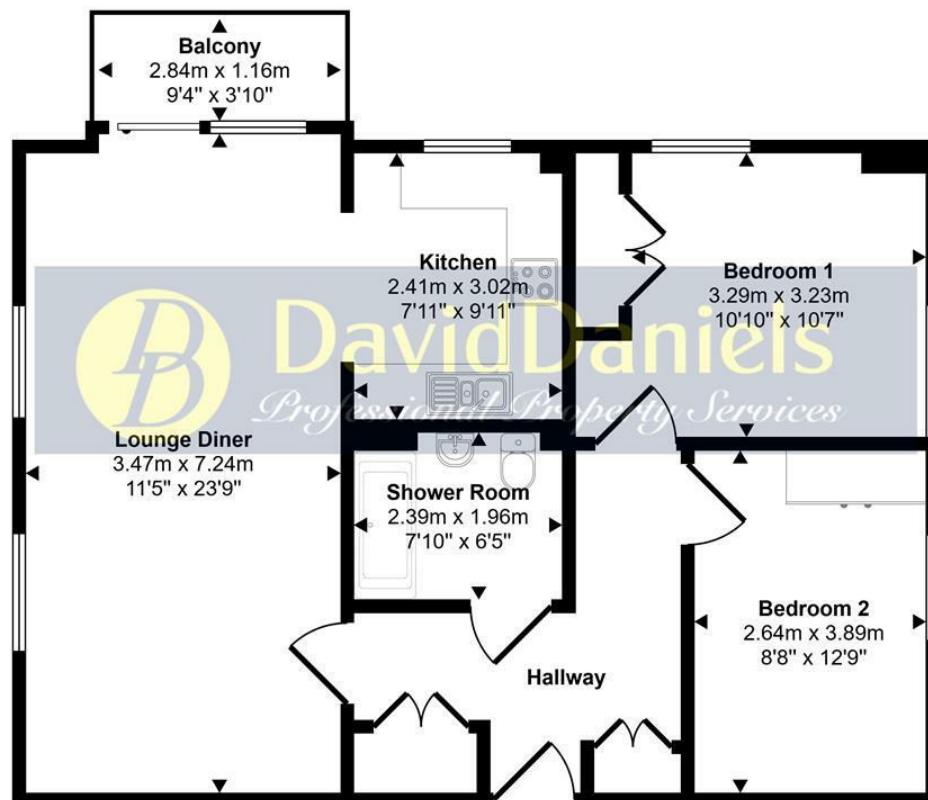
Please get in touch should you require a quotation and we will be pleased to organise this for you.

### 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.



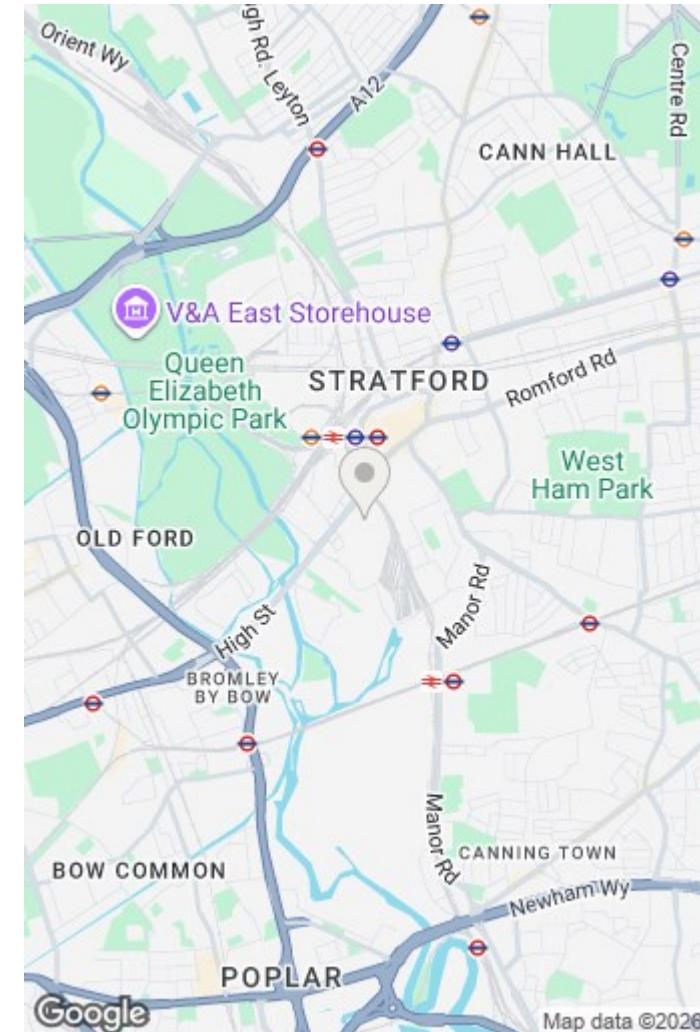
Approx Gross Internal Area  
69 sq m / 746 sq ft



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		