



Jack Clow Road West Ham E15 3AS

Beautifully Presented One Bedroom Apartment With Communal Parking £279,995 L/H



Discover refined living in this impeccably presented second-floor flat, perfectly situated in the coveted Jack Clow Road, just steps away from West Ham Station. Boasting a substantial 158-year lease and communal parking on a first-come, first-served basis, this property is an absolute gem, ideally suited for discerning first-time buyers.

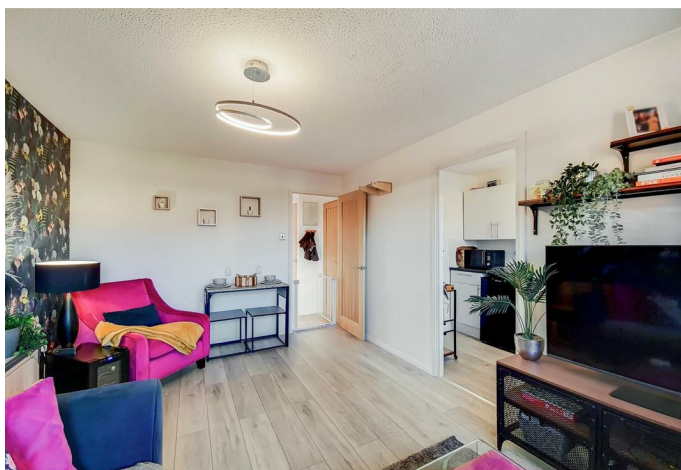
The second-floor setting enhances privacy, while natural light illuminates the well-presented interiors. A modern design aesthetic permeates throughout, creating an inviting atmosphere for comfortable living.

Recent enhancements include double glazed windows replaced in 2019, offering improved energy efficiency and sound insulation. Additionally, a new consumer unit and electric heaters were installed in 2021, providing modern comforts and safety features.

This property stands as a testament to contemporary living, combining practicality with style. Ideal for first-time buyers, it presents an opportunity to own a home that requires no compromise on comfort or convenience.

Transportation: West Ham Station's proximity ensures efficient travel links, making commuting a breeze.

This second-floor flat epitomises modern elegance, offering a delightful blend of convenience and comfort. With a lengthy lease, communal parking, recent upgrades, and the allure of West Ham Station nearby, this property is a unique find. Don't miss the chance to call Jack Clow Road home—perfect for first-time buyers.



Entrance Via:

communal door to communal hallway - stairs ascending to second floor - door to:

Hallway:

access to loft - wall mounted consumer unit - two storage cupboards one of which houses the water heater - wood effect floor covering - doors to:

Lounge:



double glazed window - wall mounted electric heater - power points - wood effect floor covering - door to kitchen:

Lounge:



Kitchen:



double glazed window - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - electric cooker point - space and plumbing for washing machine - space for undercounter fridge and freezer - tiled splash backs - power points - wood effect floor covering.

Kitchen:



Bathroom:



double glazed window - three piece suite comprising of a panel enclosed bath with mixer taps and shower over - vanity sink unit - low flush w/c - tiled splash backs.

Bedroom:



double glazed windows - wall mounted electric heater - power points - carpet to remain.

Bedroom:



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:

Sweeney Miller Solicitors & 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.

Additional Information:

Additional Information:

The lease has 158 Years remaining.

The current service charge is £1695.00. per annum and is reviewed yearly.

The ground rent is peppercorn.
Council Tax London Borough of Newham Band B

We have checked the long-term flood risk on <https://www.gov.uk/check-long-term-flood-risk> the results are as follow:

Surface Water: Medium Risk

Rivers and the sea: low risk

Reservoirs: There is a risk of flooding from reservoirs in this area.

Groundwater: Flooding from groundwater is unlikely in this area.

Parking: There is communal permit parking for residents on a first come first served basis, each flat will receive two permits from the block management company.

An Ofcom Online search shows that standard and superfast broadband is available, and that Ultrafast broadband is not currently available.

An Ofcom online search shows that there is voice and data coverage via the following mobile networks: EE, Three, O2 and Vodafone.

"5G is predicted to be available around your location from the following provider(s): EE, Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only. Please see the outdoor map of available services to compare coverage."

Utilities:

The Property has Mains Electric, Mains water and sewerage and is heated via electric heaters.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

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.

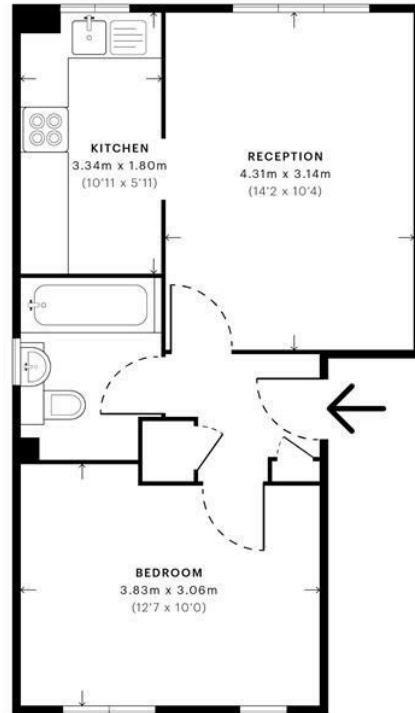
Opening hours

Monday and Friday: 8.30 am - 6.00 pm

Tuesday to Thursday: 8.30 am - 7.00 pm

Saturday: 9.30 am - 5.00 pm





— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
38.57 sqm / 415.16 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
37.59 sqm / 404.62 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

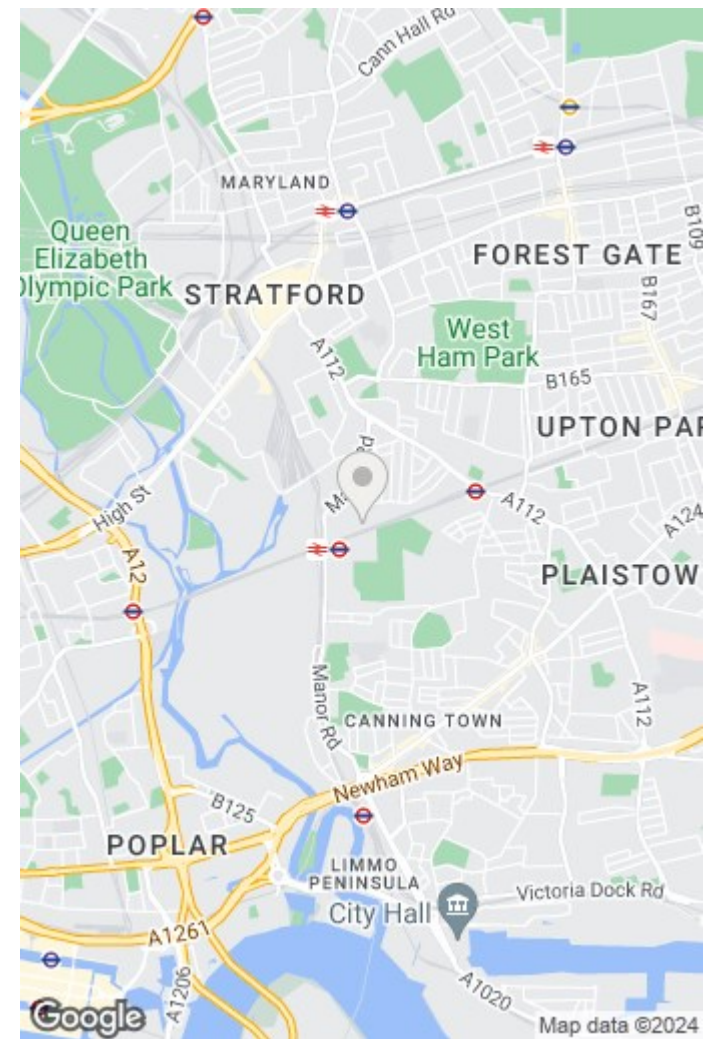
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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 maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 39.26 sqm / 422.39 sqft
IPMS 3C RESIDENTIAL: 38.47 sqm / 414.09 sqft

RICS ID: 622170e8420d140e5dd49c30



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			
		75	47
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.