



Albert Square London E15 1HH

**Spacious Three Bedroom House With Two Bathrooms & Kitchen/Diner £575,000 F/H**



This terraced property offers a good amount of space and presents an excellent opportunity for buyers looking to put their own stamp on a home. Extending to approximately 1,236 sq ft, the accommodation includes three well-proportioned double bedrooms, along with two reception rooms that provide flexible living arrangements.

The kitchen/diner offers practical day-to-day space, while a ground floor shower room and first floor bathroom add convenience for family living. There is also a cellar, which provides useful storage and scope for improvement, subject to the usual consents.

To the rear, the property benefits from a garden of approximately 35 feet, offering outdoor space with potential to landscape or enhance to suit individual tastes.

The property is situated within walking distance of Maryland Station, served by the Elizabeth Line, giving good access into central London and beyond.

In its current condition, the property would benefit from updating, making it particularly well-suited to buyers seeking a refurbishment project or an opportunity to add value. Offered chain-free, it allows for a straightforward purchase.

#### Entrance Via

partially glazed front door to:

#### Hallway

stairs ascending to first floor - radiator - power point - wood effect floor covering - doors to:

#### Reception 1



double glazed three splay bay window to front elevation - radiator - power points - wood effect floor covering.

#### Reception 2



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

### Shower Room



double glazed window to side elevation - wall mounted extractor fan - 3 piece suite comprising of a shower cubicle - wall mounted wash basin - low flush w/c - tiled walls - radiator - tiled floor covering.

### Cellar



wall mounted electric meter and consumer unit.

### Kitchen/Diner



double glazed windows to rear and side elevations - wall mounted Viessmann boiler - 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 - space and plumbing for washing machine and dishwasher - tiled splash backs - radiator - power points - partially wood effect floor covering with remainder tiled - double glazed door to rear garden.



### First Floor Landing

access to loft - radiator - wood effect floor covering - power point - doors to:

### Bedroom 1



double glazed three splay bay window to front elevation - double glazed window to front elevation - radiator - power points - wood effect floor covering.

### Bedroom 3



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

## Bathroom



double glazed window to side elevation - wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled walls - radiator - tiled floor covering.

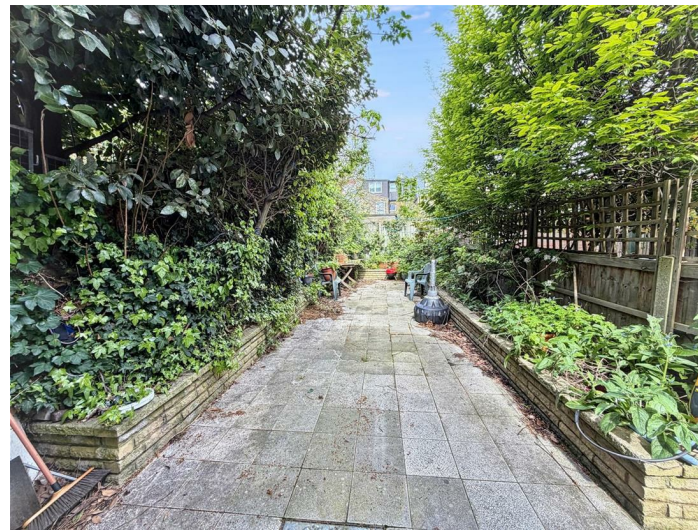


## Bedroom 2



double glazed windows to side and rear elevations - radiator - power points - wood effect floor covering.

## Rear Garden 35'4" x 14'0" (10.78m x 4.28m )



paved with flower and shrub borders.

## Additional Information:

Council Tax London Borough of Newham Band D

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: 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 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.

Three: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

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 gas, mains water, mains sewerage and is heated via gas central heating.

The title register states the following:

A Conveyance dated 30 August 1858 made between (1) William Cook and Henry David Cuff (Vendors) (2) Charles Coutts (Purchaser) and (3) William Thomas Mackrell contains the following covenants:- "The Purchaser doth hereby for himself his heirs and assigns (but subject to the proviso hereinafter contained) covenant with the Vendors their heirs and assigns that any messuage or tenement built upon the premises hereby conveyed shall be of the value at least of Two Hundred Pounds (and that such a messuage or tenement where so built shall be used as a private dwellinghouse only) And further that he the said purchaser will not and that his appointees assigns or heirs or any person or persons claiming under him shall not erect or permit to be erected upon the said premises within ten feet of the frontage of such Lots of land any building whatsoever other than a boundary fence to be a kerb wall

twelve inches high surmounted by a palisade of wood or iron three feet six inches high."

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.

As part of our legal obligations under the Money Laundering Regulations 2017 (including Regulation 41), estate agents are required to carry out customer due diligence and ongoing monitoring for both vendors and purchasers. This includes verifying identity and, where applicable, source of funds. Any documentation requested will be used solely for anti-money laundering and regulatory compliance purposes and will be processed securely and confidentially in accordance with our legal obligations. Please note that we are required to complete these anti-money laundering (AML) checks for all buyers and sellers before a sale can proceed, and a memorandum of sale cannot be issued until satisfactory checks have been completed. Where any party is contributing funds towards a purchase (including gifted deposits), they will also be required to undergo the same verification and due diligence checks..

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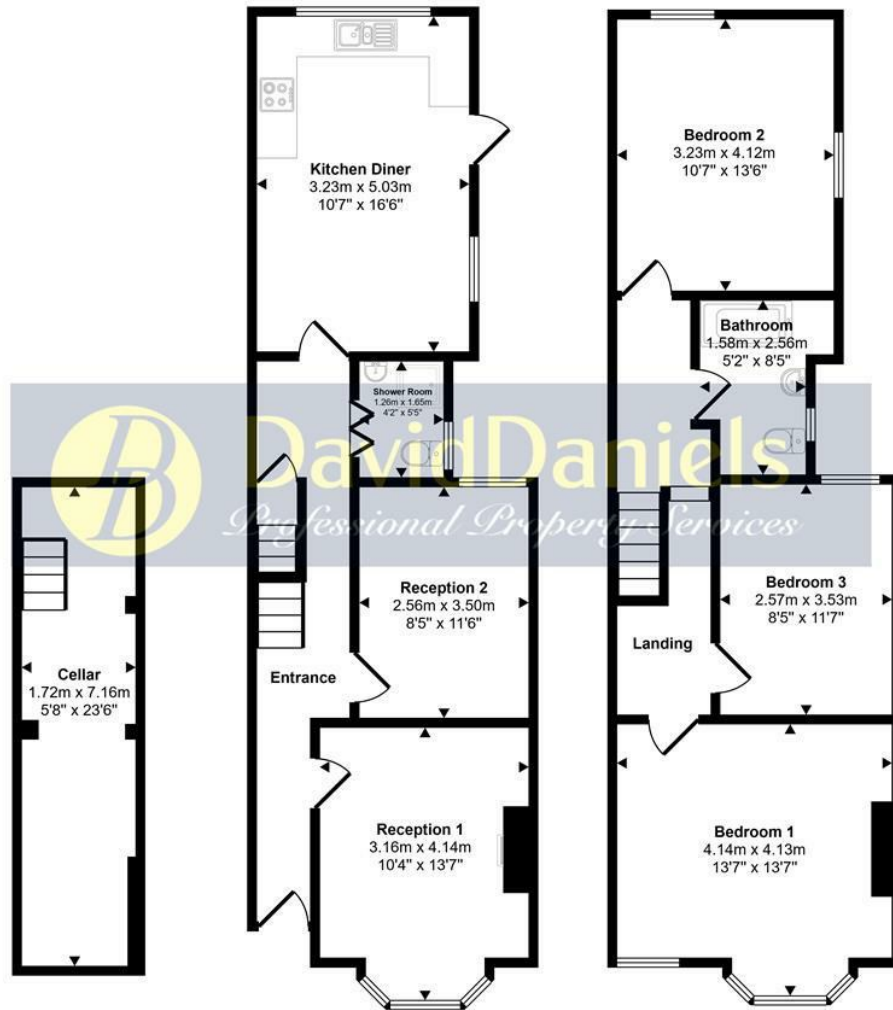
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Approx Gross Internal Area  
115 sq m / 1236 sq ft

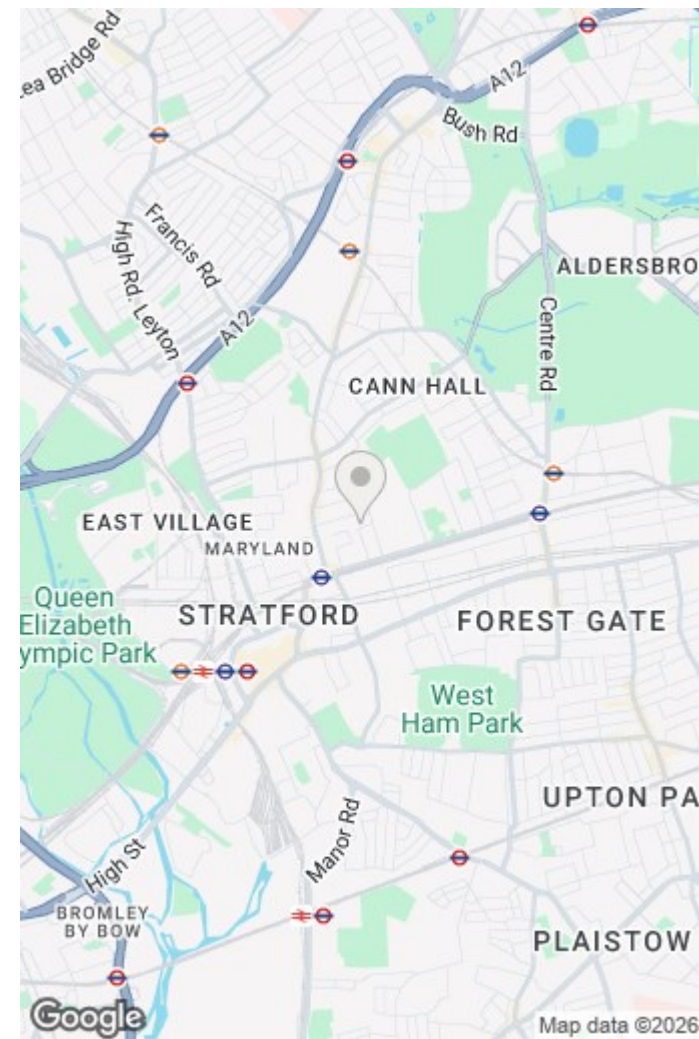


Cellar  
Approx 12 sq m / 132 sq ft

Ground Floor  
Approx 51 sq m / 549 sq ft

First Floor  
Approx 52 sq m / 556 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.



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			
		71	83
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	

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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