



**Channelsea Road Stratford E15 2SX**

**Beautifully Presented Fourth Floor Three Bedroom Live/Work Apartment £360,000 L/H**





Discover this beautifully presented three-bedroom, fourth-floor apartment, offering the perfect balance of style and practicality in the heart of Stratford. This spacious live/work unit features three generous double bedrooms, ideal for growing families or professionals needing versatile work-from-home space. The apartment boasts a semi open-plan lounge and kitchen, complete with a Juliet balcony, providing a bright and airy living space perfect for relaxation or entertaining.

Convenience is key in this sought-after location, just a short walk from Stratford High Street DLR, offering quick access to Canary Wharf and Central London. The bustling Westfield Stratford shopping centre and Stratford tube station, with excellent transport links, are also nearby. For nature lovers, the scenic Three Mills Green provides a peaceful escape.

Additional highlights include a concierge service for added security and convenience, a desirable EWS1 form with an A2 rating for cladding safety, and a B-rated EPC for energy efficiency. Don't miss the chance to secure this fantastic home in one of East London's most vibrant areas!

#### **Entrance Via**

secure communal door to communal hallway - stairs and lift ascending to fourth floor - door to:

#### **Hallway**

wall mounted entry phone - three storage cupboards which house the consumer unit, space and plumbing for washing machine and boiler - radiator - wood effect floor covering - opening to kitchen - doors to:

#### **Bedroom 1**



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





**Kitchen**



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 with extractor fan over - integrated fridge/freezer - tiled splash backs - power points - wood effect floor covering - opening to:



**Lounge**



double glazed window - double glazed door to Juliet Balcony - radiator - power points - wood effect floor covering - door to:



**Bedroom 3**



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





## Bathroom



ceiling mounted extractor fan - four piece suite comprising of a panel enclosed bath with mixer taps - shower cubicle - wall mounted wash basin - low flush w/c - tiled walls - heated towel rail - tiled effect floor covering.

## Bedroom 2



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

## Additional Information:

The lease has 102 Years remaining.

The current service charge is £3552.00 per annum and is reviewed yearly.

The ground rent is currently £250.00 per annum and is reviewed as follows:

A. For the first twenty-five years of the term the yearly rent of Two hundred and fifty pounds (£250.00)

B. For the next twenty-five years of the term the yearly rent of Five hundred pounds (£500.00)

C. For the next twenty-five years of the term of yearly rent of Seven hundred and fifty pounds (£750.00)

D. For the next twenty-five years of the term of yearly rent of One Thousand pounds (£1,000.00)

E. For the remainder of the said term the yearly rent of One Thousand Two hundred and fifty pounds (£1,250.00) AND the rents shall in all cases be payable in equal half yearly payments

Council Tax London Borough of Newham Band D

**Parking:** There is on-road parking at nearby Burford Road. Residents' parking permits must be applied for with Newham Council, at a cost which is dependant upon emissions. Visitors' parking permits are also available and applications are through Newham Council. Also, just outside the apartment block there are two spaces for Car Club car share vehicles which can be hired.

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

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. The apartment has Hyperoptic's fibre optic broadband which can provide up to a 1 GB package.

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 contains restrictive covenants, further details are available upon request.

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:

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.

### **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.

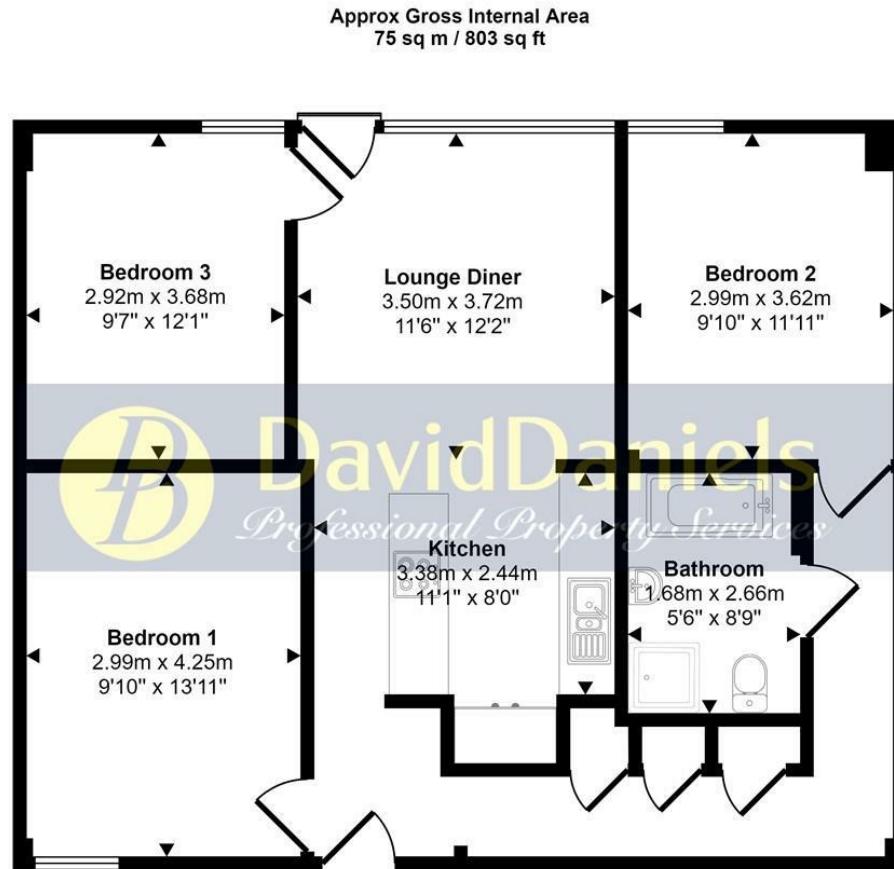
### **Opening hours**

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

### **Viewing**

To view this property please call us to make an appointment on 020 8555 3521.

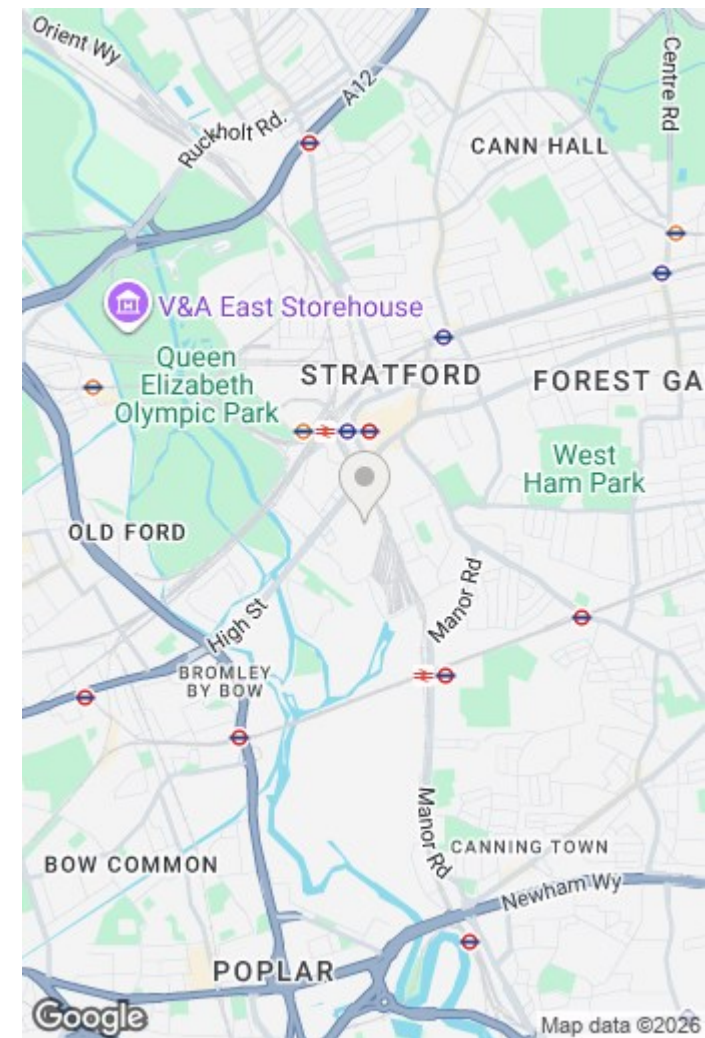




Floorplan

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.

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 |           |
| 83  | 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   |           |