



**Elmgreen Close London E15 4BS**

**Two Bedroom Two Bathroom Town House With Off Street Parking Offers In Excess Of £415,000**

Nestled in the sought-after gated development of Elmgreen Close, this well-presented two-bedroom townhouse offers a rare opportunity for discerning buyers. Spanning 591 square feet, the property features a spacious open-plan kitchen and lounge, perfect for modern living and entertaining. Both double bedrooms come with their own En suite bathrooms, providing comfort and privacy for residents.

The townhouse is ideally located between Stratford, West Ham, and Plaistow stations, making commuting a breeze for those who travel into central London or beyond. For leisure, the property is just a short stroll from the picturesque Stratford and West Ham parks, the vibrant Westfield Stratford shopping centre and the expansive Queen Elizabeth Olympic Park are also easily accessible.

Additionally, the development boasts a communal garden, providing a serene outdoor space for relaxation. With parking available for one small vehicle, this property is not only practical but also an ideal first-time purchase for those looking to establish themselves in a thriving area of London. Don't miss the chance to make this charming townhouse your new home.



**Entrance Via**

partially glazed door to:

**Hallway**

stairs ascending to first floor - electric heater - power point - wood effect floor covering - door to:

**Bedroom 2**



obscure windows to front elevation - electric radiator - power points - carpet to remain - cupboard housing water heater and space and plumbing for washing machine - door to:

**En Suite**



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

**Kitchen/Lounge**



two double glazed windows to front elevation - stairs ascending to second floor - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - integrated fridge - tiled splash backs - power points - electric heater - wood effect floor covering - stairs ascending to:



## Bedroom 1



skylight window to front elevation - electric heater - storage cupboard - power points - carpet to remain - door to:



## En Suite



ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c with concealed cistern - tiled splash backs - heated towel rail - tiled floor covering.

## Communal Garden



## Additional Information:

Freehold with Lease referred to in the title register with 960 years remaining. The current service charge is £602.04 per annum and is reviewed yearly. This includes the maintenance of the communal gardens parking space and electric gate. Peppercorn ground rent.

Council Tax London Borough of Newham Band C

Parking: off street parking space for a small vehicle

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. You may be able to get limited indoor coverage.

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 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 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 and superfast broadband is available.

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:

The land has the benefit of the easements granted by but is subject and reserved as mentioned in the Transfer dated 31 July 1987 referred to in the Charges Register.

The Transfer dated 31 July 1987 referred to above contains provisions as to light or air and boundary structures.

The land in this title has the benefit for a term of 999 years from 1 January 1986 of the rights granted by a Deed dated 31 July 1987 made between (1) Elmgreen Developments Limited (2) Lavaclose Limited and (3) William Elliott at the rent of a peppercorn.

The land in this title falls within the area covered by a building scheme constituted under the provisions of transfers by Elmgreen Developments Limited. The Transfer of the land in this title is dated 31 July 1987 in favour of William Elliott and the extent of the area affected by the scheme is described in that Transfer.

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.

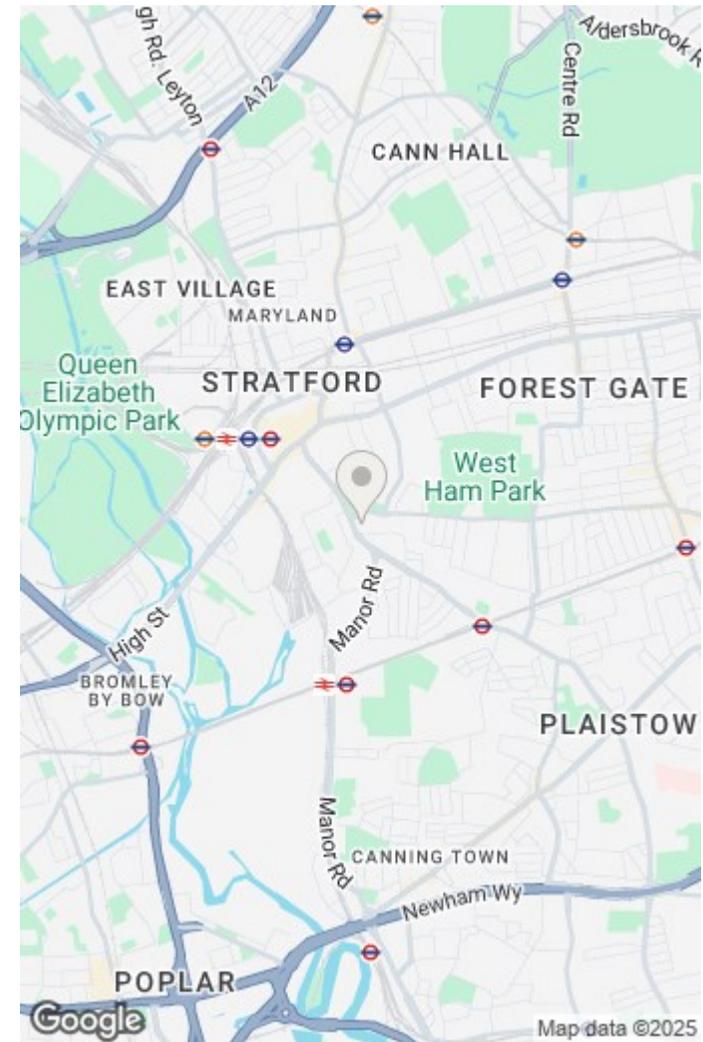
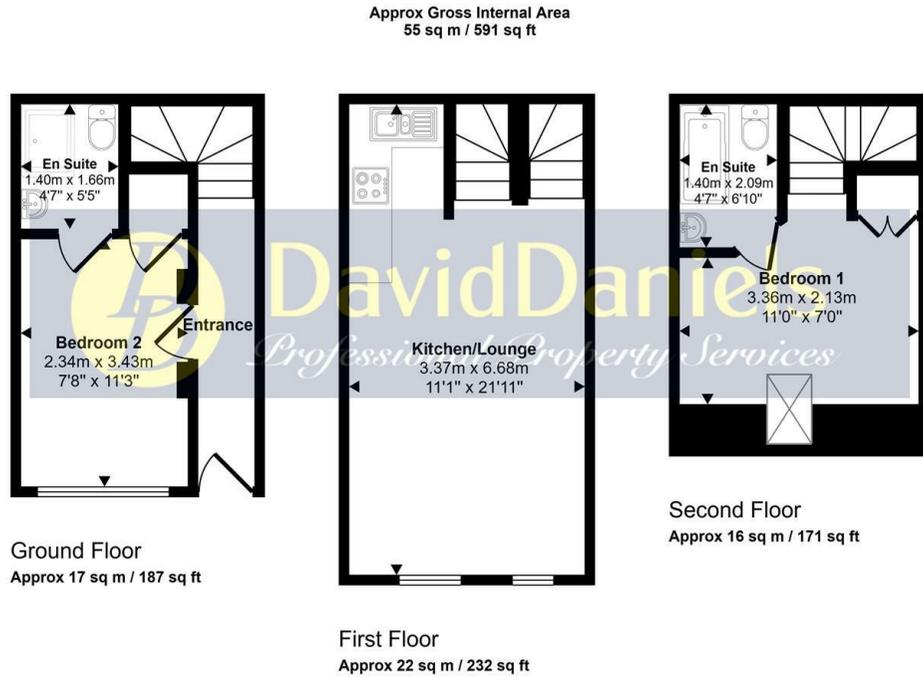
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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.





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			94
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	



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