

Granite Apartments, 39 Windmill Lane, London E15 1PY

Well Presented 1 Bed Apartment With Balcony & Communal Gym Offers In Excess Of £240,000 L/H

Located within the popular Granite Apartments development on Windmill Lane, this well-presented one-bedroom apartment offers comfortable living in a convenient East-London location. Situated on the first floor of a purpose-built block, the property extends to approximately 431 sq ft and would make an ideal purchase for first-time buyers or investors alike.

The accommodation opens into a welcoming entrance hallway, providing access to all rooms. A separate door leads through to the open kitchen and lounge/dining area, creating a practical and sociable living space. The kitchen is fitted with integrated appliances and offers ample storage and workspace, while the lounge diner area opens onto a private balcony, providing a pleasant outdoor space to relax and unwind.

The double bedroom is generously sized and well presented, complemented by a neatly finished three-piece bathroom suite.

Residents of Granite Apartments benefit from a range of communal facilities, including a concierge service, residents' gym, and communal terrace. The property also benefits from approximately 130 years remaining on the lease and holds an EWS1 certificate with an A1 rating.

Offering well-kept accommodation in a sought-after development, this apartment presents an excellent opportunity to step onto the property ladder or acquire a strong investment in an increasingly popular part of London.

Entrance Via
secure communal door to communal hallway - stairs and lift ascending to first floor - door to:

Hallway
wall mounted entry phone - wall mounted electric heater - storage cupboard housing the water heater - storage cupboard housing the consumer unit and electric meter - wood effect floor covering - doors to:

Lounge/ Diner





wall mounted extractor fan - two wall mounted electric heaters - power points - double glazed door to balcony - wood effect floor covering - opening to:

Kitchen



range of eye and base level units incorporating a one and a half bowl sink with mixer tap and drainer - built in oven - four point hob with extractor fan over - integrated fridge/freezer - integrated dishwasher - space and plumbing for washing machine - tiled splash backs - power points - tiled floor covering.

Bedroom



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



Bathroom

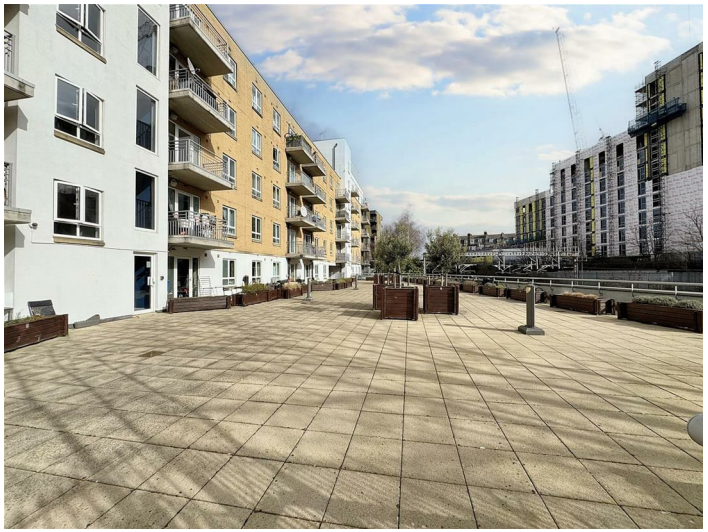


ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer tap to shower attachment - pedestal wash basin - low flush w/c - partially tiled walls - heated towel rail - tiled floor covering.

Balcony
4'1" x 7'2" (1.27 x 2.20)



Communal Garden



Communal Gym







Additional Information:
The lease has 130 Years remaining.
The current service charge is £2,759.03 per annum and is reviewed yearly.
The ground rent is £180.00 per annum and is reviewed every 25 years as follows:
The rent shall be subject to review on each twenty-fifth anniversary of the commencement date and shall then be the sum of the Rent plus such sum as shall be the difference (in percentage terms) between the Review Value of the building and the first value of the building BUT so that such reviewed rent shall never equal or exceed such a sum as would in appropriate circumstances create an inhibition on the premium capable of being charged on an assignment of the demised premises in the same manner as set out in section 127 and schedule 18 part II of the rent act 1997 or any amending or similar legislation in which case the rent shall be £1.00 less than the sum which would otherwise be charged rather than the amount which creates an inhibition on the premium.
Council Tax London Borough of Newham Band B.

Parking: No parking available.

An Ofcom online search shows that there is the following coverage via the following mobile networks:
EE, O2, Three & 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, 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 wall mounted electric heaters.

The title register states the following:
3 (23.04.2004) Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title.
4 (23.04.2004) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
3 (23.04.2004) RESTRICTION: No transfer or other dealing of the registered estate (other than a charge dated contemporaneously with a transfer) by the proprietor of the registered estate or by the proprietor of any registered charge is to be completed by registration without a certificate signed by the secretary or other proper officer of Peverel OM Limited of PO Box No. 63 Marlborough House, Wigmore Place, Wigmore Lane, Luton LU2 9ZZ that notice of such transfer or other dealing has been given to the said Peverel OM Limited.
4 (20.10.2011) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.
5 (20.10.2011) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 10 October 2011 in favour of The Royal Bank of Scotland PLC referred to in the Charges Register.

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.

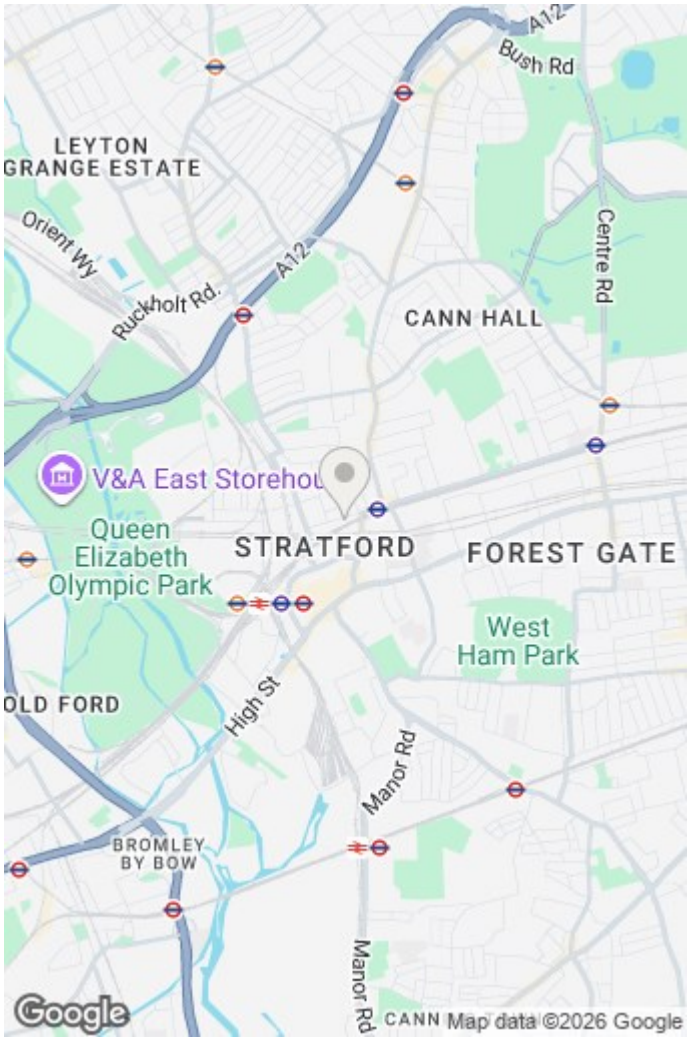
As part of our legal obligations under the Money Laundering Regulations 2017 (including Regulation 41), estate agents are required to carry out customer due diligence and ongoing monitoring for both vendors and purchasers. This includes verifying identity and, where applicable, source of funds. Any documentation 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..

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.



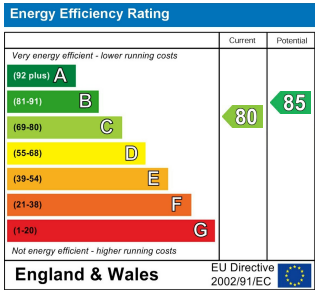


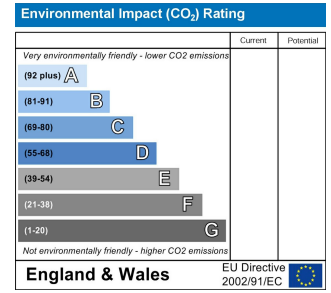


Floorplan

Approx 40 sq m / 431 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.





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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Stratford Office:
49c Leytonstone Road, Maryland Point, Stratford. London E15 1JA
Telephone: 020 8555 3521

The Property Ombudsman