



Harcourt Road London E15 3DU
Three Bedroom House With First Floor Bathroom - Requires Modernisation Offers Over £475,000 F/H

Nestled on the charming Harcourt Road in London, we are delighted to present this inviting three-bedroom end of terrace house. Spanning an impressive 1,024 square feet, this property offers a wonderful opportunity for those looking to create their ideal family home.

Upon entering, you will find two reception rooms that provide ample space. The well-appointed kitchen/diner is perfect for family meals and gatherings, making it the heart of the home. The first floor features three comfortable bedrooms, along with a family bathroom that caters to your everyday needs.

This property is ideally nestled between Stratford, West Ham and Plaistow stations, offering a wealth of local amenities, parks, and excellent transport links. While the house requires some modernisation, it presents a fantastic opportunity for buyers to put their personal touch on the space and truly make it their own.

It is worth noting that there is an issue with the garden wall, which is currently damaged and subject to an ongoing insurance claim.

In summary, this end of terrace house on Harcourt Road is a promising prospect for families or investors looking to create a home in a desirable location. With its generous living space and potential for improvement, it is not to be missed.

Entrance Via

front door to:

Hallway

stairs ascending to first floor - radiator - power point -
understairs storage cupboard - doors to:

Reception 1



double glazed 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.

Kitchen/Diner



double glazed windows to side and rear elevations - cupboard housing Glowworm boiler - range of eye and base level units incorporating a one and half bowl sink with mixer taps and drainer - gas cooker point - tiled splash backs - power points - radiator - wood effect floor covering - double glazed door to rear garden.



First Floor Landing

access to loft - power points - doors to:

Bedroom 1



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

Bedroom 2



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

Bathroom



obscure double glazed window to side elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c - tiled walls - radiator - tiled floor covering.

Bedroom 3



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

Rear Garden



8.13m

please note the wall has been damaged and partially taken down and this is subject to an insurance claim which is currently underway.



Additional Information:
Council Tax London Borough of Newham Band C.

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 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.
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 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 via gas central heating.

The title register states the following:
1 By Three Conveyances all dated 27 June 1900 all made between (1) The British Land Company Limited and (2) Hugh William Reeves the land in this title and other land was conveyed subject to identical stipulations in each conveyance details of which are set out in the schedule of restrictive covenants hereto.
2 The land is subject to the following rights reserved by a Transfer of the land in this title dated 29 October 1970 made between (1) Mountview Estates Limited and (2) Invigorating Property Trading Company Limited:- "EXCEPTING AND RESERVING unto the Transferor and its Successors in Title:-
1. Any right of light or air now subsisting or which might (but for this exception) be acquired over any adjoining or neighbouring land of the Transferor to the intent that the Transferor may build or rebuild on any such land in such

manner as the Transferor may think fit.
2. The right for the Transferor and the owner or owners for the time being of all adjoining or adjacent lands of the Transferor to use all drains sewers watercourses pipes cables and wires now or hereafter on over or under the land hereby transferred and all rights in the nature of easements or quasi easements heretofore enjoyed by such adjoining or adjacent lands of the Transferor over the land hereby transferred."

The following are details of the stipulations contained in the Conveyances dated 27 June 1900 referred to in the Charges Register:-
1. Fences. Each Purchaser is forthwith to make and afterwards to maintain a good and sufficient fence next the road and on the sides of his lot marked T within the boundary. No fence shall be erected more than 4 feet 6 inches high in front of the building line or more than 6 feet high behind the building line.
2. Building Lines. Nothing is to be erected within 6 feet of any road except fences and flank walls and to corner plots.
3. Description of Buildings. Private dwellinghouses only with such outbuildings stables or other erections as the Vendors may by writing approve shall be erected. No house or other building shall be erected until the elevations have been submitted to and approved of by the Vendors.
4. Value of Buildings. No house shall be erected of less value than £150. The value of a house is the amount of its net first cost in materials and labour of construction only estimated at the lowest current prices.
5. Trades &c. Prohibited. No building shall be erected or used as a shop workshop warehouse factory school hospital or public institution and no trade or manufacture shall be carried on nor shall any operative machinery be fixed or placed on any lot. No hut shed caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment nor any shows booths swings roundabouts or hoarding except for building purposes or advertising station shall be erected made placed or used or be allowed to remain upon any lot and the Vendors or the owner or owners of any of the lots to which these stipulations relate may remove and dispose of any such erection or other thing and for that purpose may enter any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto.

NOTE: The western boundary is marked with a T referred to above.

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.

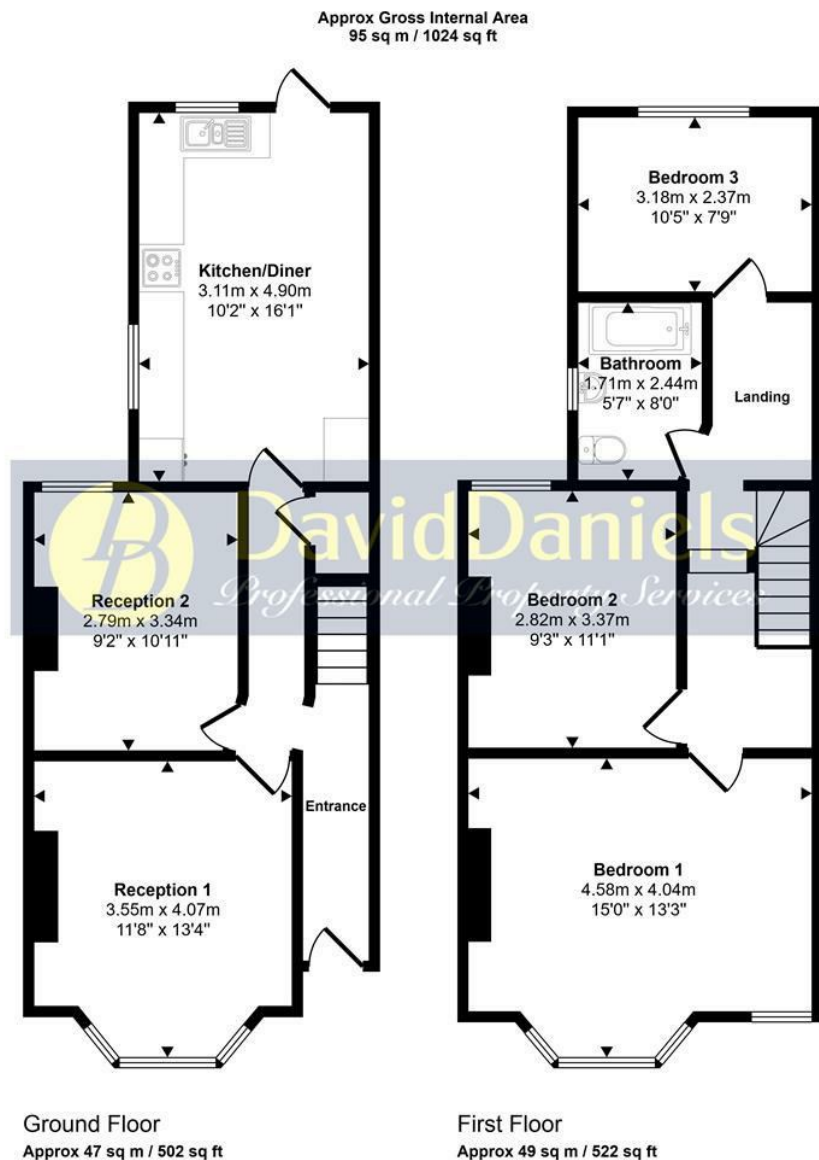
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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

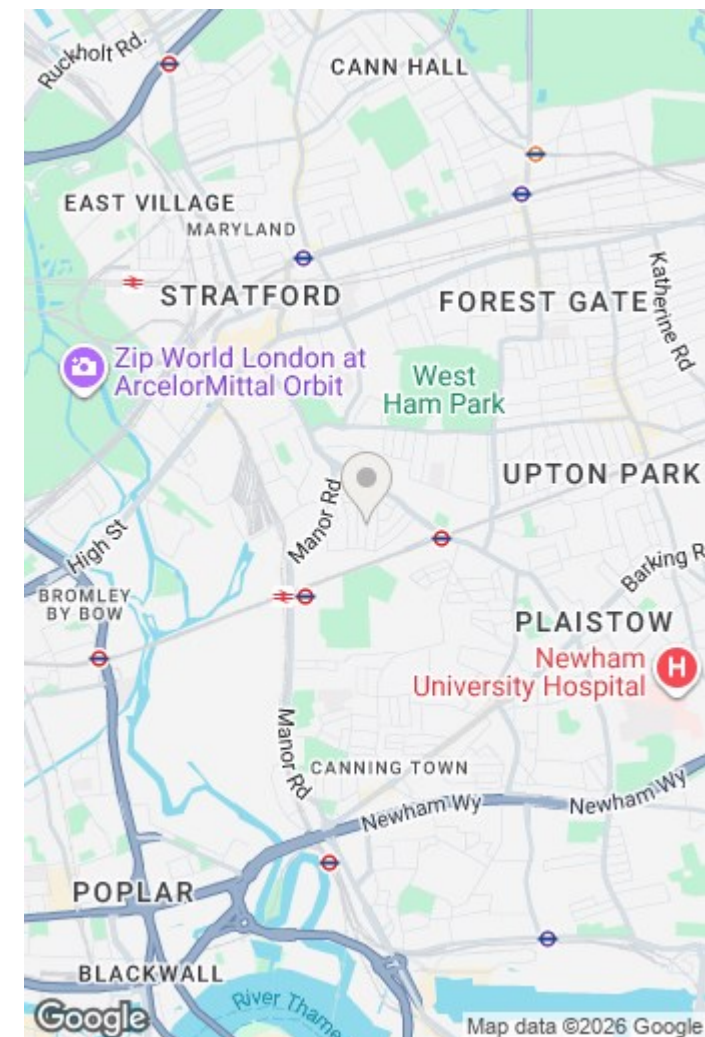
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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.



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	77 56
	EU Directive 2002/91/EC
	England & Wales

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	
	EU Directive 2002/91/EC
	England & Wales

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.