

Old Street, London E13 9EG

Two Bedroom House With First Floor Bathroom

Offers In Excess Of £400,000 F/H

This charming two bedroom terraced house on Old Street, Plaistow, offers 80 sq m of well-arranged accommodation, providing a generous amount of space.

The property makes a welcoming first impression as the inviting entrance greets you with beautiful tiling. Once inside, the ground floor offers two well-proportioned reception rooms, providing excellent flexibility for both living and dining. To the rear is a well-equipped kitchen, with access to a useful utility/wash room, a convenient ground floor WC and the rear garden.

The 28ft garden provides a good-sized outdoor space, ideal for relaxing, entertaining or enjoying the warmer months.

Upstairs are two well-proportioned bedrooms, complemented by a spacious recently renovated bathroom, creating a fresh and comfortable space for everyday living.

With its generous floor area, two reception rooms, good-sized bedrooms and rear garden, the property offers plenty of versatility and scope for a new owner to make it their own.

The property is also well placed for transport links, with Upton Park Station nearby, providing easy access across London via the District and Hammersmith & City lines. For those looking to enjoy some green space, Plaistow Park and New City Green are also within easy reach.

Ideally suited to anyone looking to establish their home in East London, this property combines generous living space with the convenience of being situated in the ever-popular Plaistow area.

Entrance Via
double glazed door to:

Porch
partially period style tiled walls - tiled floor covering - door to:

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

Lounge



double glazed window to front elevation - radiator - power points - carpet to remain.

Dining Room



radiator - power points - storage cupboard under stairs housing consumer unit, electric meter and gas meter - wood effect floor covering - door to:





Kitchen





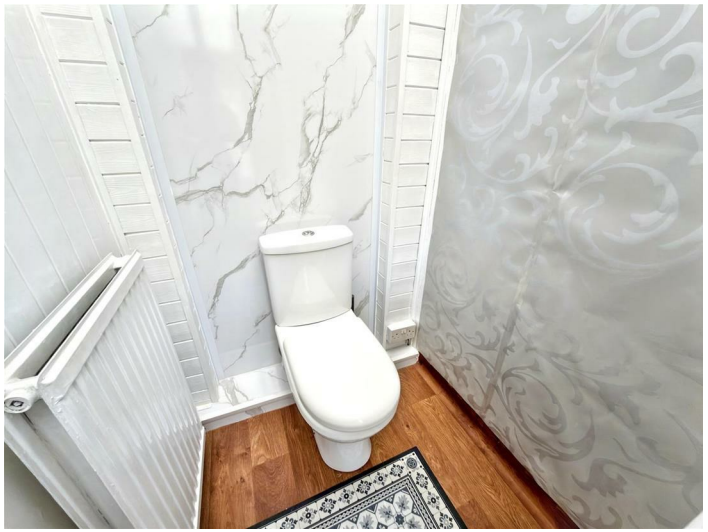
double glazed window to rear elevation - wall mounted extractor - range of eye and base level units incorporating a sink with mixer tap and drainer - built in oven - four point gas hob with extractor over - Worcester boiler - space and plumbing for washing machine - space for fridge/ freezer - tiled walls - vinyl floor covering - opening to:

Washroom



pedestal sink unit - double glazed door to rear garden - vinyl floor covering - door to:

W/C



ceiling mounted extractor - low flush w/c - radiator - power point - vinyl.

First Floor Landing

loft access - power point - carpet to remain - doors to:

Bedroom One



double glazed window to front elevation - radiator - power points - carpet to remain.



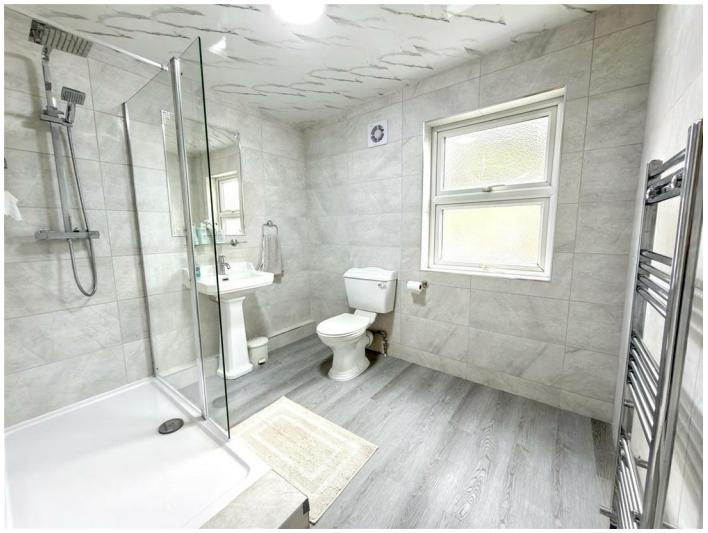
Bedroom Two



double glazed window to rear elevation - built in storage cupboard - radiator - power points - carpet to remain.



Shower Room



obscure double glazed window to rear elevation - wall mounted extractor - three piece suite comprising of a walk-in shower with mixer taps to shower attachment and rainfall shower head - pedestal wash basin - low flush w/c - heated towel rail - tiled walls - wood effect floor covering.

Rear Garden
28'4" x 13'8" (8.66 x 4.19)



low maintenance rear garden - shrub and flower borders.





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, O2 & Vodafone: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
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.

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 The land is subject with other land of considerable value to an annual charge of £6 payable to the Churchwardens of the Parish of West Ham and has the benefit of the covenant of indemnity against the same contained in a Deed of Covenant dated 22 July 1882 made between (1) John Stalley and (2) Henry Haig.
2 The land is subject to the following restrictive covenants which are contained in a Deed of Covenant dated 14 Novembewr 1867 made between (1) The several persons named and described in the Schedule thereto (2) The Freehold Land Company of England Limited and (3) William Adams so far as the same are still subsisting and capable of taking effect. The trade or business of a licensed victualler or seller of beer wine or spirits should not be carried on upon any of said Lots (except Lot 60) or at or upon any building to be erected thereon.
NOTE: The land in this title was not part of Lot 60.

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.

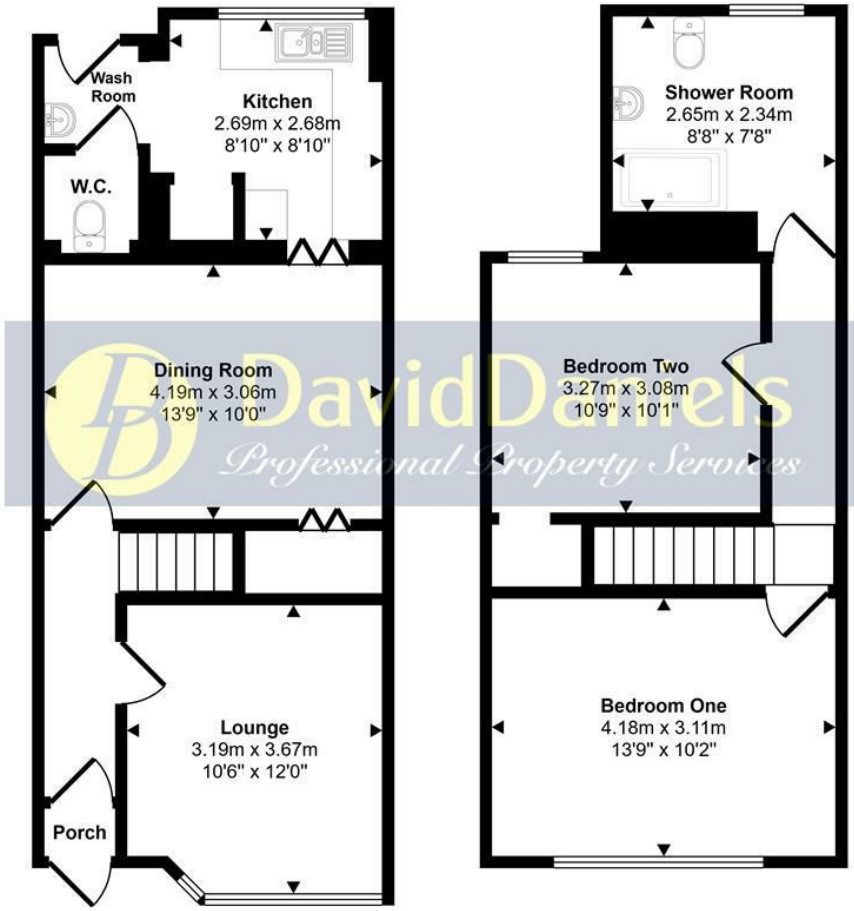
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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.

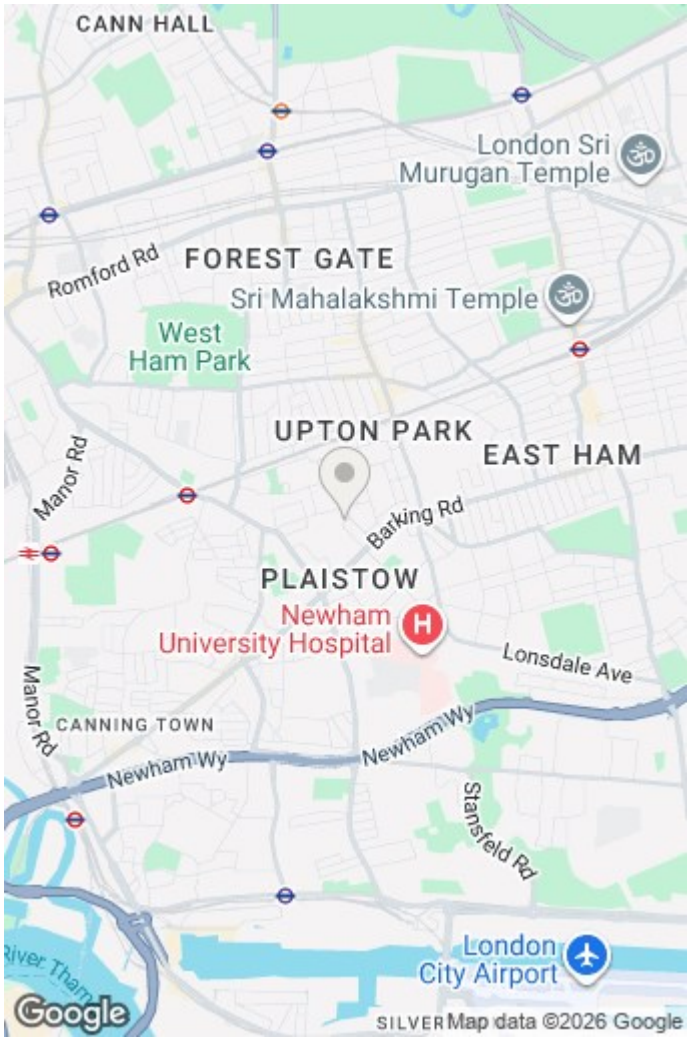
Approx Gross Internal Area
80 sq m / 860 sq ft

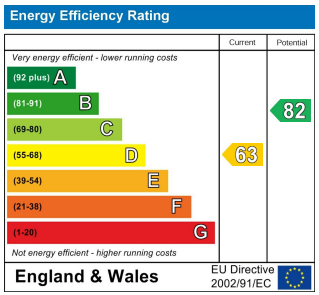


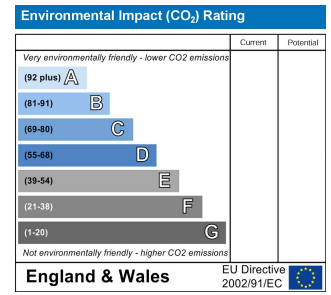
Ground Floor
Approx 42 sq m / 450 sq ft

First Floor
Approx 38 sq m / 410 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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