



St. Pauls Drive, London E15 1JN

Well Presented Two Double Bedroom Flat With Two Private Balconies **£350,000 L/H**



Located in the sought-after E15 area, this well-presented two-bedroom flat on St. Pauls Drive offers approximately 687 sq ft of bright, well-arranged living space in a highly convenient location with plenty of natural light throughout.

A standout feature is the two private balconies, providing valuable outdoor space, leafy views and a sense of privacy. The spacious lounge/diner benefits from large windows, creating a bright and welcoming atmosphere. The separate kitchen is practical and well maintained, while the contemporary bathroom is finished in neutral tones.

Both bedrooms are generous doubles with ample wardrobe space. Exceptional storage includes two internal hallway cupboards, a private lockable cupboard immediately outside the flat, a private lockable shed within the communal garden and access to a communal bicycle store.

Accessed via a communal entrance serving just six apartments, the property offers a quieter and more private environment than many larger developments. Residents also enjoy a well-maintained communal garden.

Stratford Station, Stratford International and Maryland Station (Elizabeth Line) are all within walking distance, providing excellent links across London and beyond. Westfield Stratford City and Queen Elizabeth Olympic Park offer extensive shopping, dining, entertainment, sporting and leisure facilities.

A wide range of grocery stores, cafés, restaurants and everyday amenities are nearby, along with parks and playgrounds including Drapers Field. Leyton Station is also easily accessible. Families will appreciate the proximity to Colegrave Primary School and Harris Academy Chobham.

Combining generous room sizes, outstanding storage, two private balconies, communal gardens and superb transport links, this attractive apartment is ideal as a first home, investment purchase or London base.

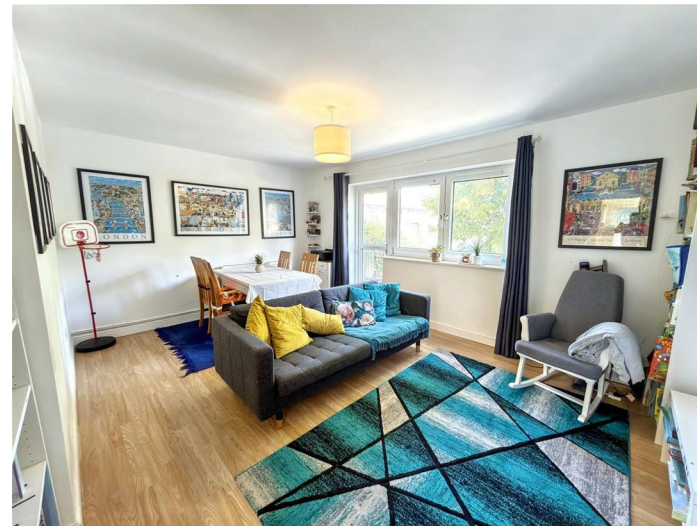
Entrance Via

secure communal door to communal hallway - door to communal garden - stairs ascending to first floor - door to:

Hallway

cabinet which houses the consumer unit and electric meter - two storage cupboards - wood effect floor covering - obscure double glazed door to balcony - doors to:

Lounge/ Diner



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





Bedroom One



Balcony



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

Bedroom Two



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

Bathroom



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

Kitchen



double glazed window - wall mounted extractor fan - Potterton boiler - range of eye and base level units comprising of a one and a half bowl butler style sink with mixer tap and drainer - built in oven - four point gas hob with extractor fan over - built in dishwasher - space and plumbing for washing machine - space for fridge/ freezer - tiled splash backs - power points - wood effect vinyl floor covering.



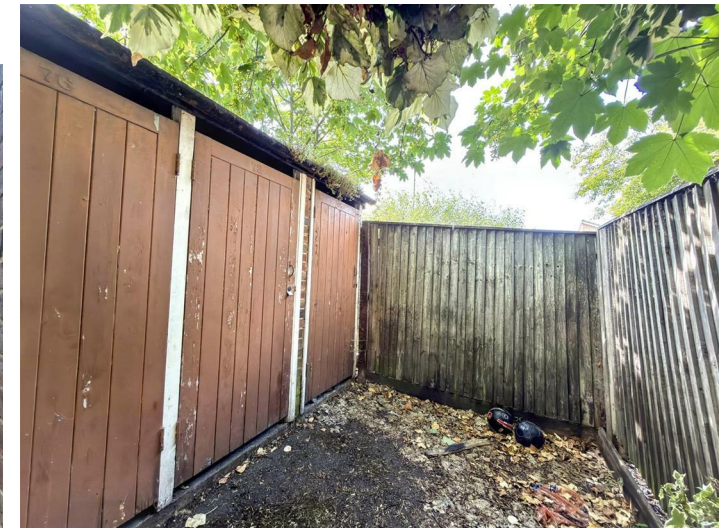
Balcony



Communal Garden



leads to outside bicycle shed.



Additional Information:

The lease has approximately 105 Years remaining (125 years from 25 June 2007).

The current service charge is £1,591.64 per annum and is reviewed yearly.

The ground rent is £10.00 per annum.

Council Tax London Borough of Newham Band B.

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, 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 via gas central heating.

The title register states the following:

3 (21.08.2007) The above Lease is made pursuant to Part V of the Housing Act 1985 and the title includes the legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land. In addition the land has the benefit of but is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

4 (21.08.2007) 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.

2 (21.08.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed on behalf of the Council of the London Borough of Newham of Town Hall, East Ham, London E6 2RP by its solicitor or other authorised officer that the provisions of clauses 3 and 5(15) and (16) of the registered lease have been complied with.

1 (21.08.2007) The freehold estate in the land having been acquired pursuant to compulsory purchase orders made under the Town and Country Planning Act 1947 no documents of the earlier title have been produced to the Land Registry Such land is accordingly registered subject to such restrictive covenants (if any) as may have been imposed thereon before 1 March

1962 so far as the same are enforceable except during such time as the Mayor Aldermen and Burgesses of the Borough of West Ham are proprietors thereof.

4 (07.09.2022) The proprietor of the Charge dated 22 July 2022 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

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.

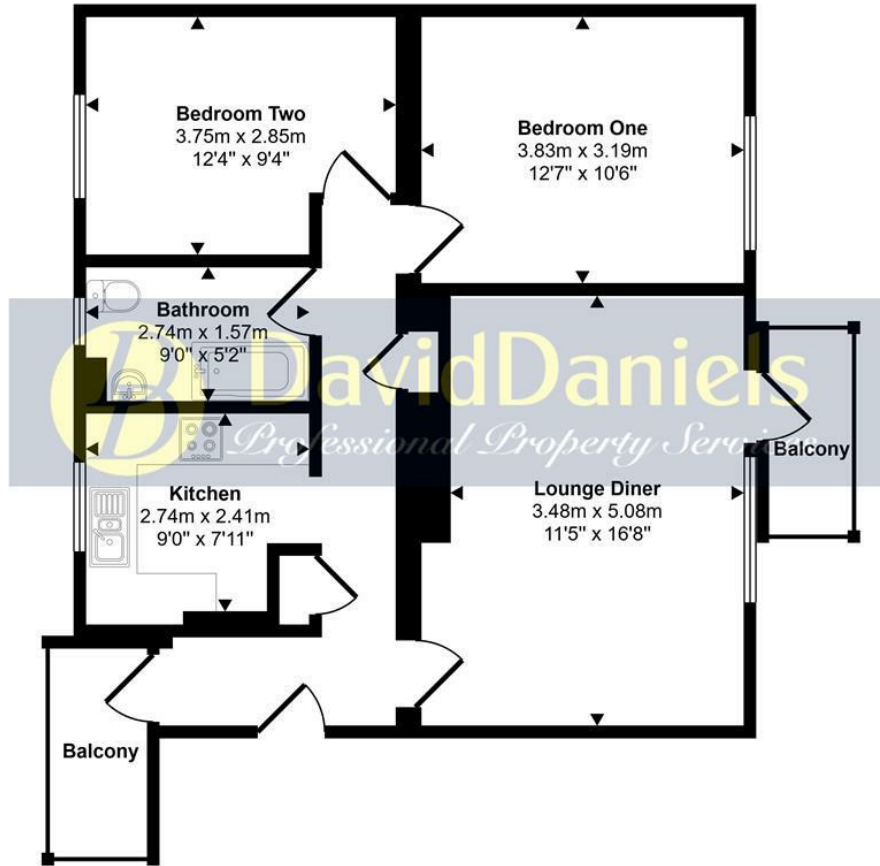
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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

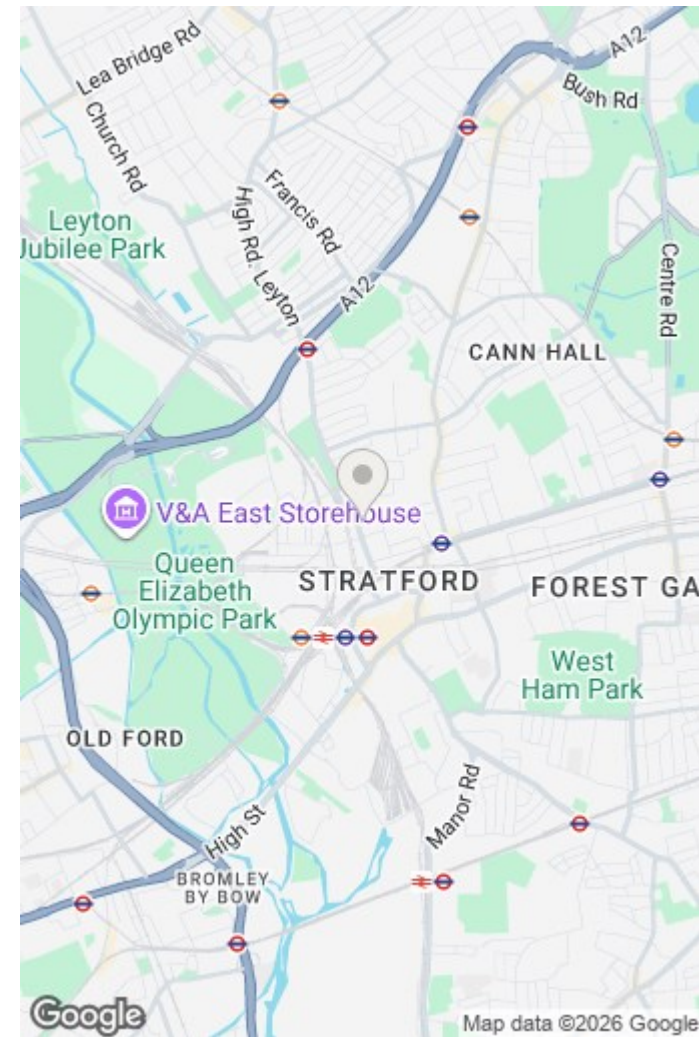
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, 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
64 sq m / 687 sq ft



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.



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			
		74	79
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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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