



Onyx Mews Stratford E15 4HU

Two Bedroom Split Level Apartment With Allocated Parking Space Offers In Excess Of £350,000 L/H



Nestled in the desirable Onyx Mews, Stratford, this charming split-level maisonette offers a perfect blend of comfort and convenience. Spanning an impressive 810 square feet, the property features two generously sized double bedrooms, making it an ideal choice for first-time buyers or those seeking a lucrative buy-to-let investment.

Upon entering through a private gated entrance, you are welcomed into a spacious reception room. The ground floor also includes a convenient W/C and a well-equipped fitted kitchen. Ascending to the first floor, you will find a family bathroom alongside the two double bedrooms. The master bedroom boasts the added luxury of an ensuite.

The maisonette benefits from an EWS1 with an A2 rating, ensuring peace of mind regarding safety and compliance. Additionally, it comes with an allocated parking space, a valuable asset in this bustling area. With 131 years remaining on the lease, this property is not only a comfortable home but also a sound investment. you also have access to the communal Gym situated within The Quadrangle House

Ideally located just off Romford Road, residents enjoy excellent transport links, making commutes to central London a breeze. The vibrant Westfield Stratford shopping centre, Stratford Station, and the scenic Queen Elizabeth Olympic Park are all within easy reach.

Currently generating a rental income of £22,800 per annum, this maisonette presents a fantastic opportunity for those looking to invest in a thriving area. Do not miss the chance to make this delightful property your own.



Entrance Via
secure communal door and gate to communal gardens - door to:

Lounge



double glazed window to front elevation - two wall mounted electric heaters - power points - wood effect floor covering - opening to:

Lounge



Hall
stairs ascending to first floor - storage cupboard housing consumer unit - wood effect floor covering - doors to:

Kitchen



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 microwave - space and plumbing for washing machine and dishwasher - space for fridge/freezer - splash backs - power points - tiled floor covering.

w/c



low flush w/c - vanity sink unit - tiled floor covering.

First Floor Landing
two storage cupboards one of which houses the water heater - wood effect floor covering - doors to:

Bathroom



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

Bedroom 1



double glazed window to front elevation - wall mounted electric heater - power points - wood effect floor covering - door to:

Ensuite



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

Bedroom 2



double glazed window to front elevation - wall mounted electric heater - power points - wood effect floor covering.

Communal Gym



Additional Information:

Additional Information:

The lease has 133 Years remaining.

The current service charge is £3242.00 per annum and is reviewed yearly.

The ground rent is £280.00 per annum.

Council Tax London Borough of Newham Band C.

Parking: Allocated parking space in communal car park.

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 in a typical home, as well as outdoors.

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

O2: 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 water, mains sewerage and is heated via electric heaters.

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:

Sweeney Miller Solicitors & 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.

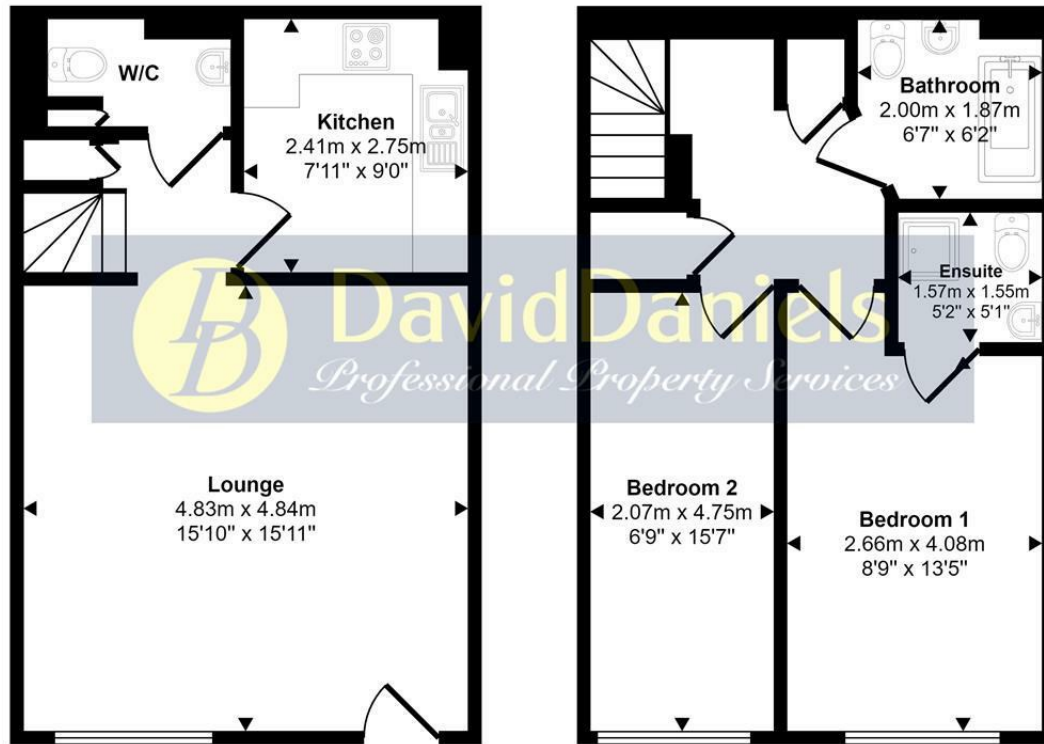
Please get in touch should you require a quotation and we will be pleased to organise this for you.

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may 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
75 sq m / 810 sq ft

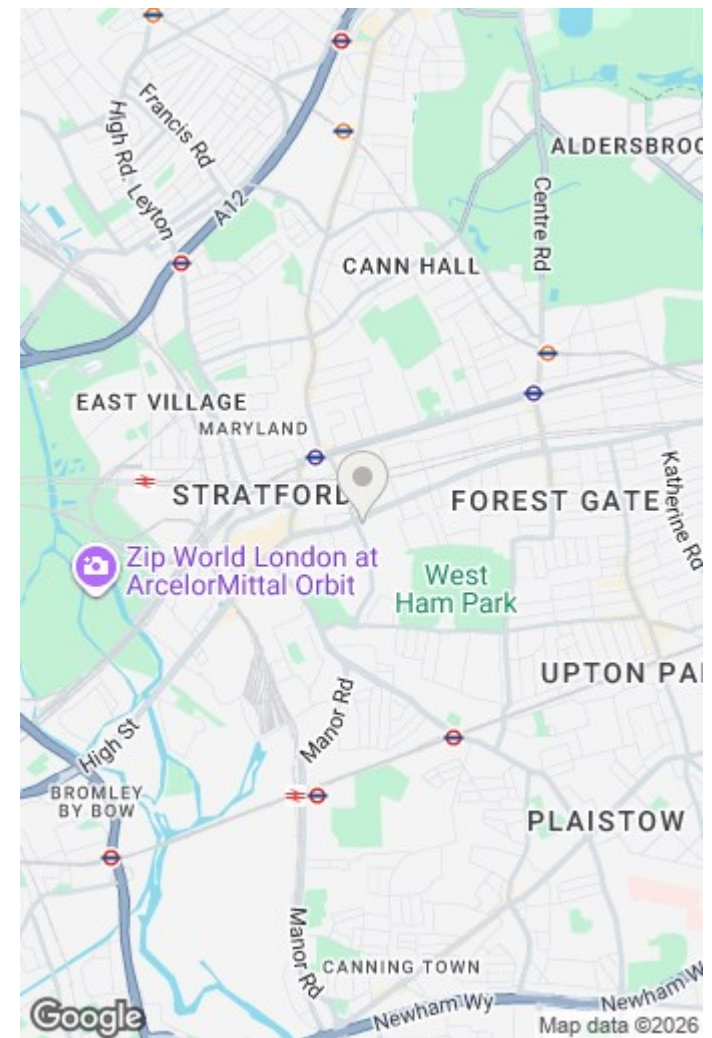


Ground Floor
Approx 37 sq m / 402 sq ft

First Floor
Approx 38 sq m / 409 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.



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		
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	