



**Ibex House, 1 Forest Lane, London E15 1HR**

**Chain Free Two Bed Second Floor Apartment With Private Balcony and Concierge**

**£315,000 L/H**

Welcome to Ibex House — a well-presented two-bedroom apartment in the heart of Stratford, offering approximately 605 sq ft of well-arranged living space, private outdoor space, and the added benefit of concierge service within a popular purpose-built development.

Positioned on the second floor with lift access, the apartment opens into a spacious central hallway that thoughtfully separates the living and sleeping accommodation, creating a practical and well-balanced layout throughout. The property also enjoys a peaceful position facing the rear of the development, overlooking quiet communal areas.

At the heart of the home is an impressive 20-foot open-plan kitchen, living, and dining area — a bright and versatile space ideal for both everyday living and entertaining. The kitchen is neatly positioned along one wall, allowing the lounge and dining areas to feel open and flexible. A door from the living area leads directly onto a private balcony, providing a pleasant outdoor retreat.

Both bedrooms are well proportioned, with the master bedroom offering excellent space for wardrobes and additional storage. The second bedroom is equally versatile, ideal as a guest bedroom, home office, or additional double bedroom. A clean and functional family bathroom completes the accommodation.

Residents of Ibex House benefit from a concierge service, lift and stair access, as well as access to an expansive communal terrace on the fifth floor.

Ideally located just moments from Elizabeth line services at Maryland Station, the property offers excellent connectivity into Canary Wharf, the City, and the West End, while Stratford's extensive shopping, dining, and leisure amenities are all within easy reach.

Offered chain-free, the apartment also benefits from approximately 102 years remaining on the lease and an EWS1 certificate with an A1 rating.

A fantastic opportunity for first-time buyers, professionals, or investors seeking a well-located Stratford apartment with concierge ser

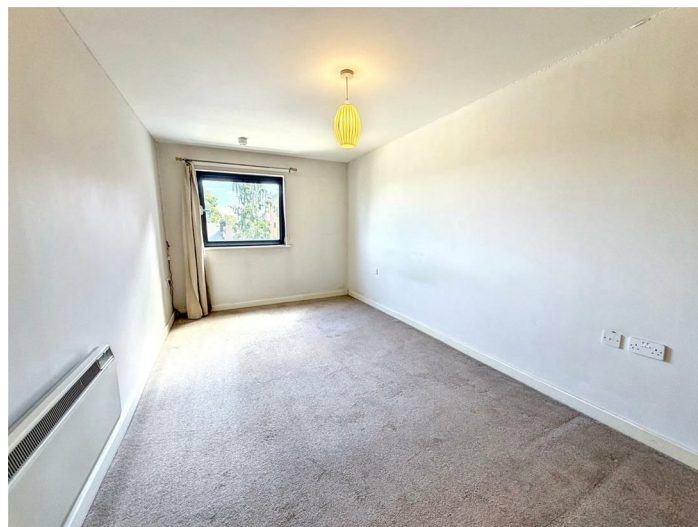
#### **Entrance Via**

communal door to communal lobby - stairs and lift ascending to second floor - door to:

#### **Hallway**

storage cupboard housing the water heater - storage heater - wall mounted consumer unit - power point - carpet to remain - doors to:

#### **Bedroom Two**



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

#### **Bedroom One**



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



**Lounge/Diner**



storage heater - power points - double glazed door to balcony - carpet to remain - opening to:



**Kitchen**



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

**Bathroom**



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

**Balcony**



## Communal Terrace



## Communal Lobby



### Additional Information:

The lease has 102 Years remaining (125 years from 1 April 2004)

The current service charge is £3,672.00 per annum and is reviewed yearly.

The ground rent is £150.00 per annum.

Council Tax London Borough of Newham Band C.

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 water, mains sewerage and is heated via electric heaters.

The title register states the following:

3 (18.06.2004) 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.

4 (18.06.2004) Where relevant, the provisions contained in the deeds set out in the register of the lessor's title referred to in the registered Lease are set out in the register of this title.

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.

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.

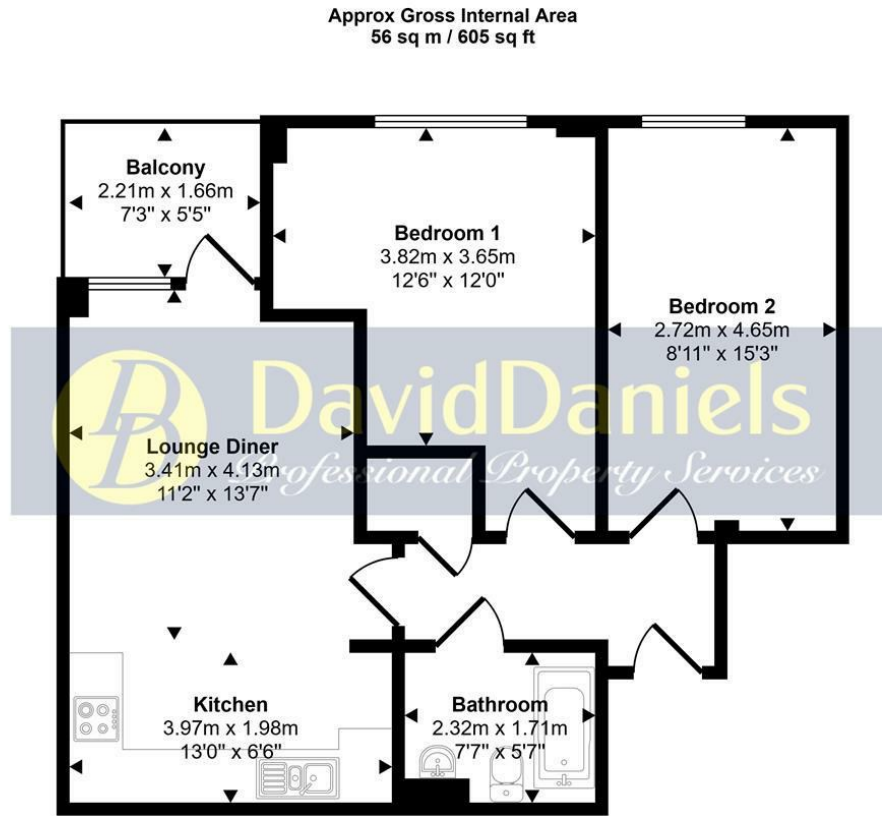
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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..

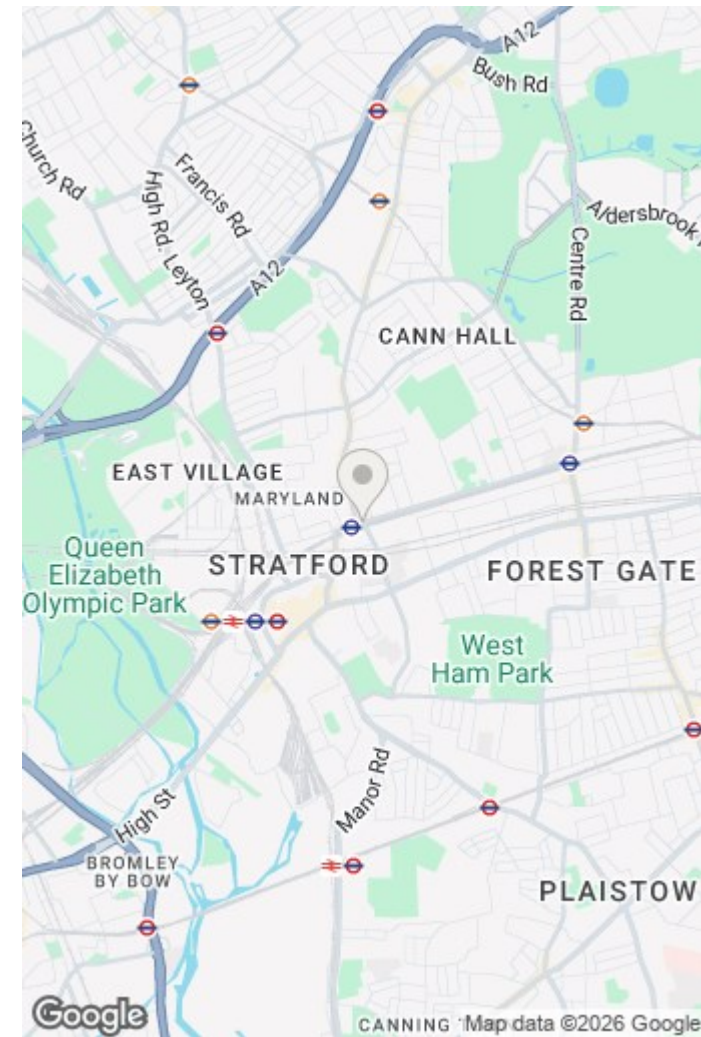
### Disclaimer

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.





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.

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			
		82	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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