



**Germander Way, London E15 3AB**

**Spacious Three Bedroom Second Floor Flat, Chain Free £365,000 SOFH With Lease Attached**

Set on the second floor, this bright and spacious three-bedroom flat on Germander Way offers 717 sq ft of well-planned living space in a convenient East London location. The property features a generous reception room, which opens into a well-equipped kitchen, creating a practical space. There are three comfortable bedrooms and a well-balanced layout.

The flat benefits from a share of freehold with approximately 970 years remaining on the lease attached and is offered chain-free, making it an excellent option for both homeowners and investors. Residents enjoy access to well-maintained communal gardens, ideal for outdoor time, along with a second-floor communal balcony providing additional outdoor space.

With an EPC rating of C, the property is energy efficient, while its location close to West Ham Station offers excellent transport links into central London and beyond. Memorial Recreation Ground is also nearby, providing green open space for walking, exercise, and leisure.

A well-proportioned home in a popular and well-connected area, this property represents a fantastic opportunity for first-time buyers, sharers, or investors alike.

#### Entrance Via

secure communal door to communal hallway - door to communal gardens - stairs ascending to second floor - doors to:

#### Hallway

wall mounted entry phone - radiator - power point - wood effect floor covering - doors to:

#### Bedroom Two



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

#### Lounge



two double glazed windows - two radiators - power points - wood effect floor covering - opening to:



### Kitchen



double glazed window - cupboard housing Ideal combi boiler - range of eye and base level units incorporating a one and a half bowl sink with mixer taps and drainer - built in oven - five point gas hob with extractor fan over - space and plumbing for washing machine - integrated fridge/ freezer - splash backs - power points - vinyl floor covering.



### Bedroom One



two double glazed windows - two radiators - power point - wood effect floor covering.

### Bedroom Three



double glazed window - radiator - power point - carpet to remain.

### Bathroom



obscure double glazed window - two piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - vanity sink unit - heated towel rail - two storage cupboards with one housing consumer unit - radiator - tiled walls - tiled floor covering - door to:

### W/C



obscure double glazed window - partially tiled walls - low flush w/c with a concealed cistern - tiled floor covering.

### Communal Balcony



access via communal hallway.

### Communal Gardens



access via communal hallway.

### Additional Information:

The property has a share of freehold with lease attached of 970 Years remaining.  
The current service charge is £1,909.54 per annum and is reviewed yearly.  
The ground rent is £0.00 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 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 and superfast 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 (18.09.1998) Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title.

4 (18.09.1998) 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.

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.

2 (18.09.1998) RESTRICTION Except under an order of the Registrar no Transfer, Lease or Assent of the land in this title is to be registered unless a certificate is given by the proprietor for the time being of title number EGL349439 notice of such Transfer, Lease or Assent has been given to the said proprietor.  
4 (13.06.2014) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

1 (18.09.1998) The freehold estate in the land in this title is subject to such restrictive covenants as may have been imposed thereon before 8 January 1930 and are still subsisting and capable of being enforced.

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.

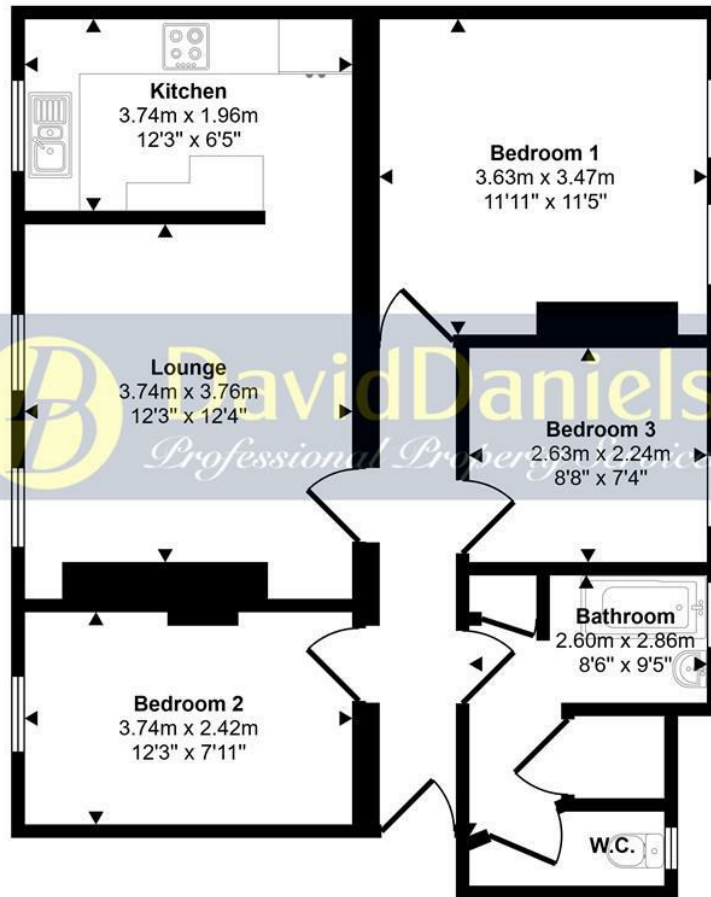
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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 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.

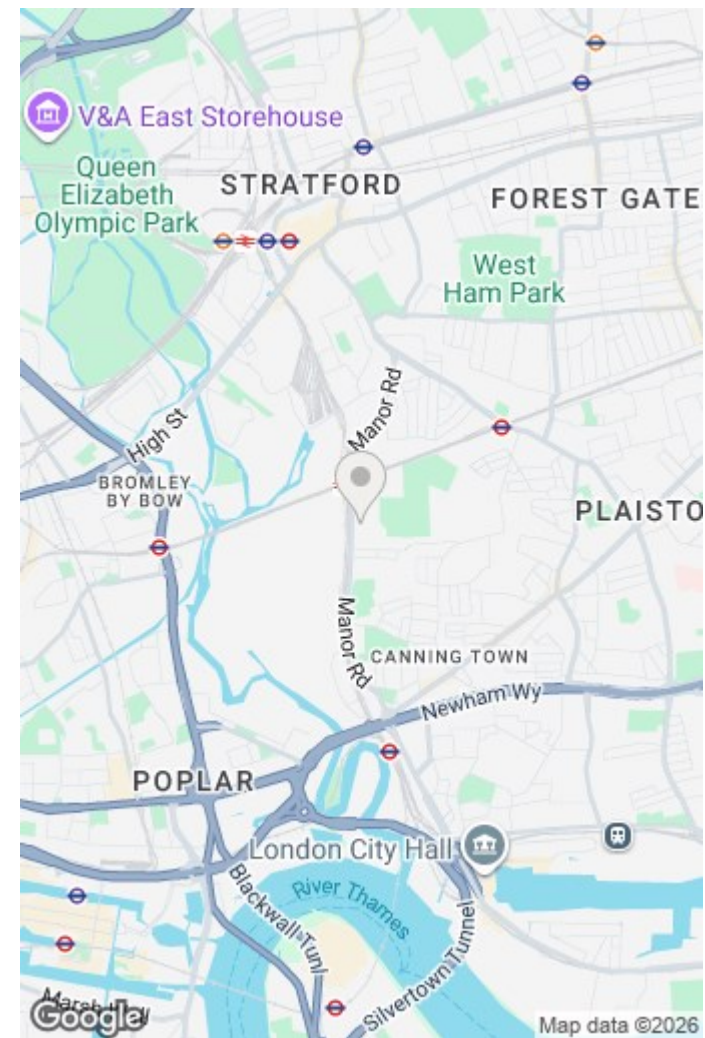
Approx Gross Internal Area  
67 sq m / 717 sq ft



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.

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		82
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(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 <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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