Park Grove London E15 3QU

Spacious One Bedroom 8th Floor Flat £220,000 L/H

Nestled in the vibrant area of Park Grove, London, this spacious one-bedroom flat on the eighth floor offers a delightful living experience. Spanning an impressive 635 square feet, the apartment boasts a generous lounge with dual-aspect windows, allowing natural light to flood the space and create a warm, inviting atmosphere. The kitchen/diner provides an ideal setting for both casual meals and entertaining guests.

This property is perfectly situated just a short stroll from the serene West Ham Park, making it an excellent choice for those seeking a blend of urban living and green spaces.

A Fire Risk Appraisal of the External Wall (FRAEW) was completed in accordance with PAS 9980 and issued in September 2025. The appraisal concludes that the building's external wall fire risk is rated as Low, with no significant quantities of combustible materials identified within the external wall systems and no interim fire risk reduction measures required. A copy of the FRAEW report is available to prospective purchasers and their mortgage lenders. Individual lenders will determine whether the report satisfies their lending requirements in place of an EWS1 form.

In summary, this charming flat in Park Grove is a fantastic option for anyone looking to embrace city life while enjoying the comforts of a spacious home. Don't miss the chance to make this property your own.

Entrance Via
stairs and lift ascending to 8th floor - door to:

Hallway
cupboard housing consumer unit and electric meter - radiator - wood effect floor covering - opening to lounge - doors to:

Bedroom

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

Lounge

dual aspect double glazed windows -radiator - power points - wood effect floor covering.

Kitchen/Diner

double glazed window - wall mounted Main boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - gas cooker point - space and plumbing for washing machine - tiled splash backs - power points - vinyl floor covering.

Bathroom

wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c - tiled splash backs - radiator - vinyl floor covering.

Additional Information:
The lease has 102 Years remaining.
The current service charge is £2400.00 per annum and is reviewed yearly.
The ground rent is £10.00 per annum.
Council Tax London Borough of Newham Band A

An EWS1 certificate with an A1 rating was issued in December 2020. More recently, a Fire Risk Appraisal of the External Wall (FRAEW) was completed in accordance with PAS 9980 and issued in September 2025. The appraisal concludes that the building's external wall fire risk is rated as Low, with no significant quantities of combustible materials identified within the external wall systems and no interim fire risk reduction measures required. A copy of the FRAEW report is available to prospective purchasers and their mortgage lenders. Individual lenders will determine whether the FRAEW report satisfies their lending requirements in place of an EWS1 form.

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: 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.
O2: 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.
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, 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:
(16.06.2004) A Conveyance of the freehold estate in the land tinted blue on the title plan and other land dated 5 June 1854 made between (1) William Milton and others (2) Samuel Sherwood and (3) Joseph William Brooks contains stipulations details of which are set out in the schedule of restrictive covenants hereto.
NOTE: No copy of the covenant to observe the said stipulations was supplied on first registration.

The following are details of the stipulations contained in the Conveyance dated 5 June 1854 referred to in the Charges Register:-

Not to permit to be converted into or used as a Public House or beershop and building that may be erected or standing upon any of the ground thereby granted or conveyed or carry on or permit or allow to be carried on upon the said ground or any building or buildings thereon any brick or tile making or burning or any manufacture trade business or employment which might be or cause a nuisance or annoyance to the owners tenants or occupiers or any premises adjoining or near thereto.

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.

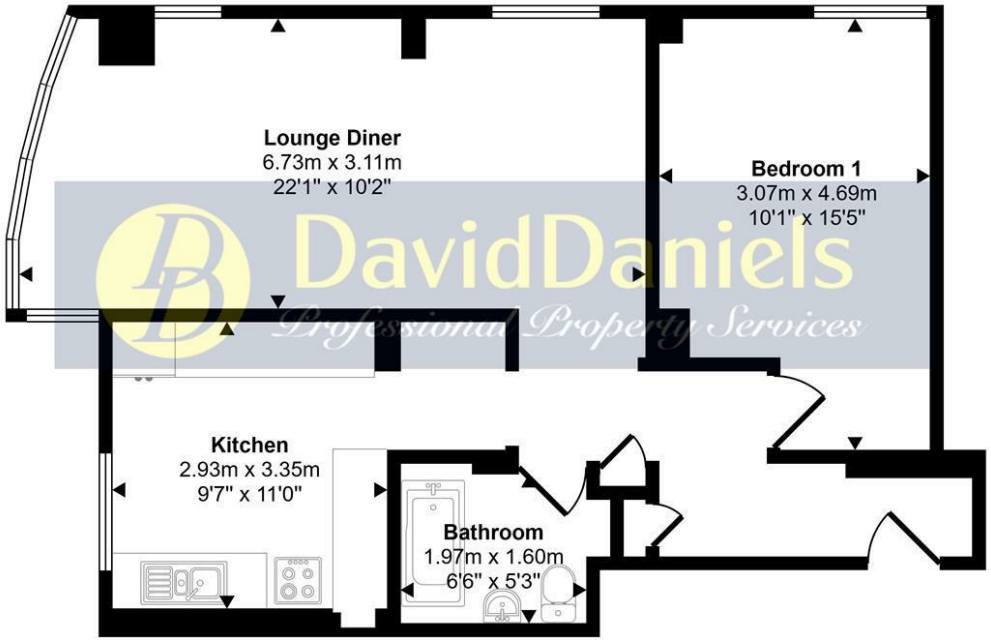
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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..

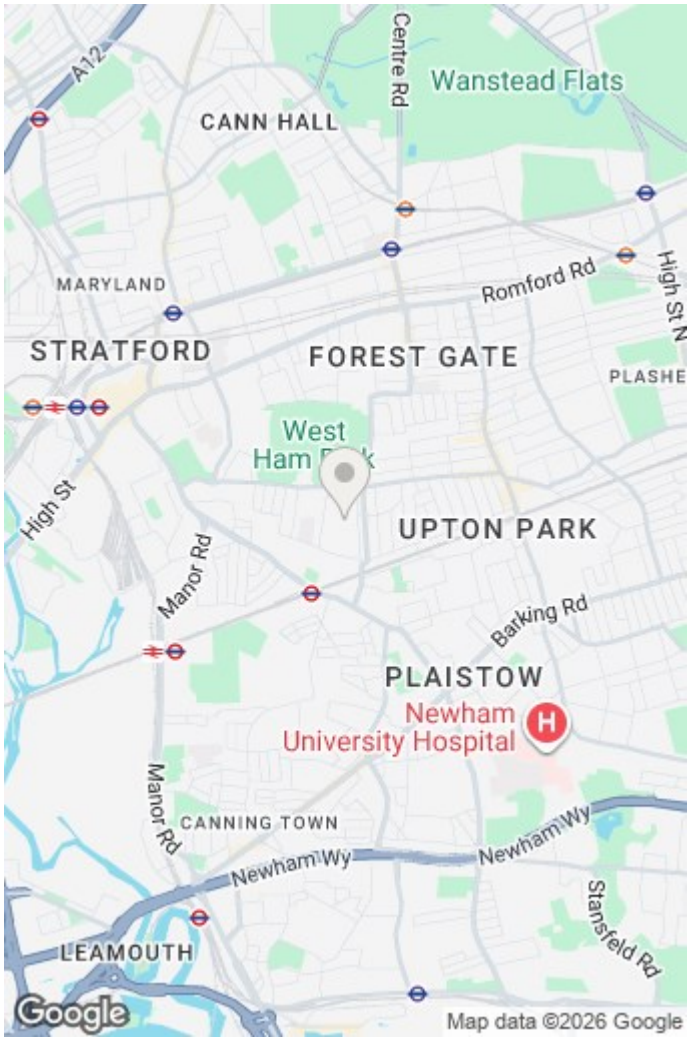
Disclaimer
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property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

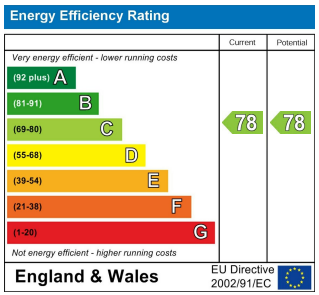
Approx Gross Internal Area
59 sq m / 635 sq ft

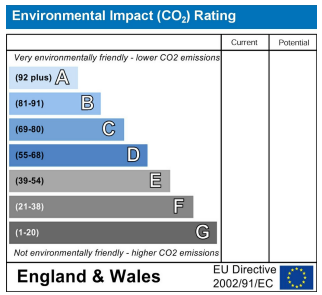


Floorplan

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.







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