



**Cambus Road, London E16 4AX**

**Ground Floor Maisonette With Private Garden Offered Chain Free**

**£277,500 L/H**

Set on the ground floor, this well-presented one-bedroom garden maisonette on Cambus Road offers 508 sq ft of well-planned living space in a convenient East London location. The property features a bright bay-fronted reception room, providing a comfortable living area, along with a separate kitchen/diner to the rear, creating a practical space for everyday living.

There is a well-proportioned double bedroom and a modern shower room, with a balanced layout that makes good use of the available space throughout. The property further benefits from a private rear garden, offering valuable outdoor space with patio seating and established planting.

The flat is well suited to first-time buyers or investors and retains the character typical of period homes in the area, combined with a functional and easy-to-live-in layout.

Located within reach of Custom House, Prince Regent and Royal Victoria DLR stations, the property offers excellent transport links to Canary Wharf, Stratford and the City. Local amenities, the Royal Docks and nearby green spaces further enhance the appeal of the location.

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

#### Entrance Via

partially glazed front door to:

#### Hallway

radiator - wall mounted consumer unit - wall mounted electric meter - two storage cupboards, one of which houses the gas meter - wood effect floor covering - doors to:

#### Reception Room



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





**Kitchen/ Diner**



**Bedroom**



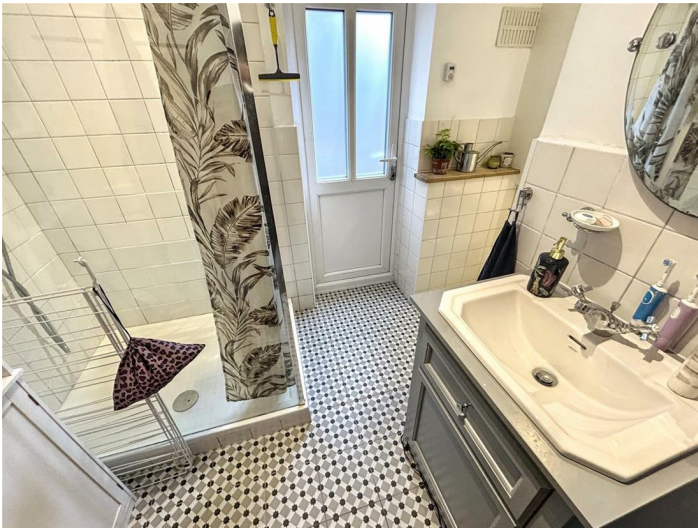
double glazed window - radiator - range of base and eye level units incorporating a butler style sink with mixer taps - built in oven - four point gas hob with extractor fan over - tiled splash backs - power points - wood effect floor covering - door to:

**Shower Room**



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

wall mounted extractor fan - cupboard housing Ariston boiler - three piece suite comprising of a shower cubicle - vanity sink unit - high flush w/c - partially tiled walls - heated towel rail - tiled floor covering - partial glazed door to:



**Garden**  
**34'11" (10.65)**



rear garden comprising of tiled area with remainder laid to lawn - shrub borders.



**Additional Information:**

The lease has 151 Years remaining.  
The current service charge is £100.00 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: 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.  
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:  
(26.11.2020) The title includes any 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.  
(26.11.2020) The registered lease was granted under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993.  
(26.11.2020) Four Conveyances of the freehold estate in the land in this title and other land all dated 6 October 1903 and all made between  
(1) Claude Jessett and John George Abraham and (2) Charles Edward Scrotton contains restrictive covenants but neither the original conveyances nor certified Copies or examined abstracts thereof were produced on First Registration.

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.

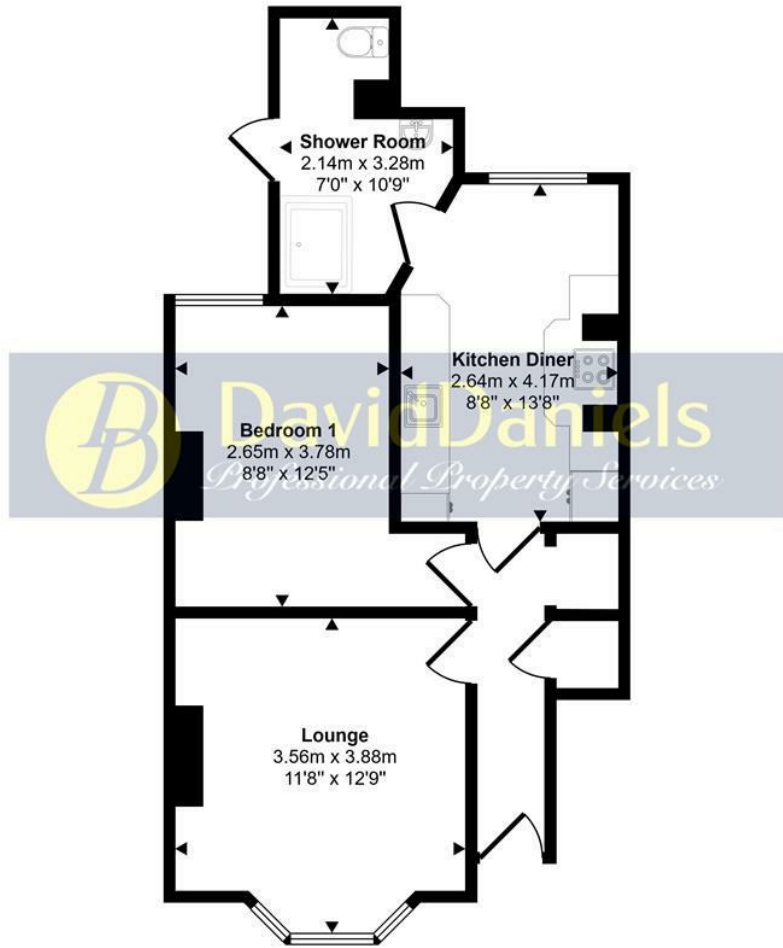
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

### **Disclaimer**

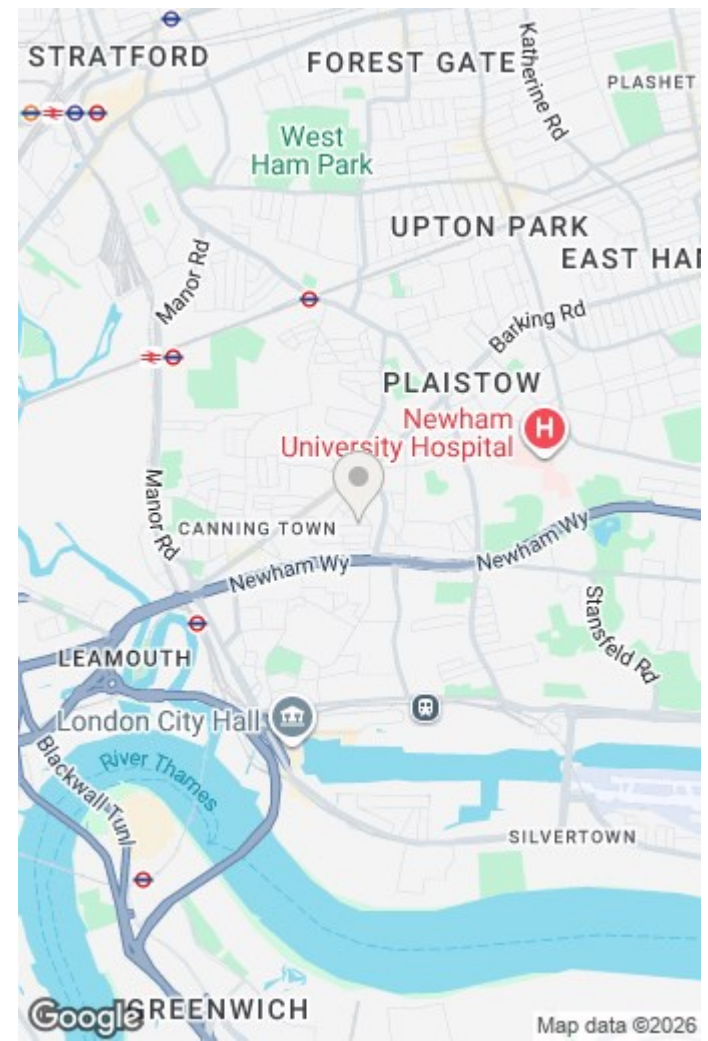
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, 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  
47 sq m / 508 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			
		64	77
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	

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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