Maryland Street London E15 1JD

One Bedroom Townhouse With Off Street Parking £360,000 F/H With Common Managed Areas

Nestled on Maryland Street, we are delighted to present this charming one-bedroom terraced house, a rare find within a secure gated development. Arranged over three floors and extending to approximately 588 sq. ft., this unique home offers a superb blend of character, practicality and convenience.

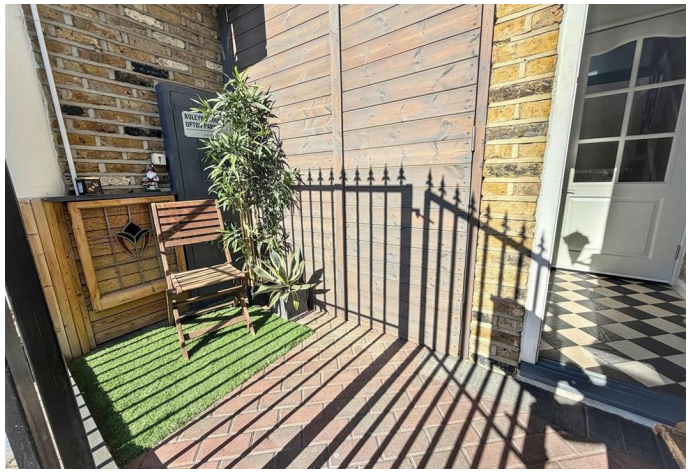
Upon entering, you are welcomed by a private courtyard garden, ideal for relaxing outdoors. The property also benefits from off-street parking for one vehicle. The garage is currently arranged as a useful utility area but can easily be reinstated by removing the existing stud wall. For added security, the garage features traditional wooden doors with a roller shutter behind, providing excellent protection for a vehicle.

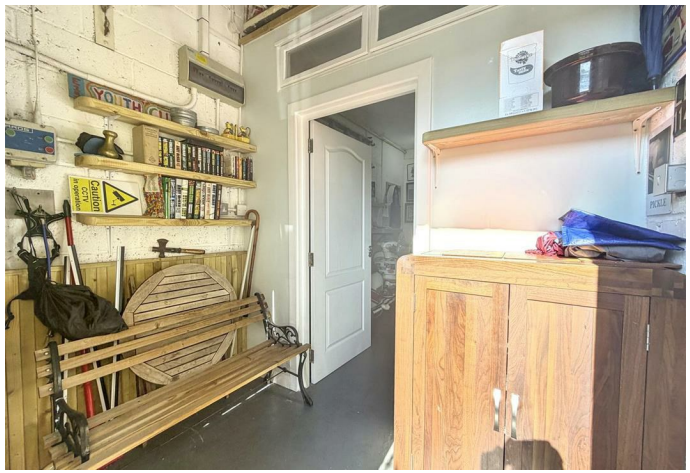
The first floor comprises a fitted kitchen and a spacious lounge with large windows that flood the room with natural light. On the second floor is a modern bathroom and a charming mezzanine bedroom with a skylight, creating a bright and airy atmosphere.

Further benefits include air conditioning for year-round comfort. The property is freehold and forms part of a well-maintained gated development with an annual service charge of £480.00 for the upkeep of the communal areas and a nominal ground rent of £5.00 per annum.

Ideally located, the property is just a short walk from Maryland Station, served by the Elizabeth line, offering fast and direct links to Liverpool Street, the City, Canary Wharf, the West End, Heathrow Airport and beyond. Stratford Station, Westfield Stratford City and Queen Elizabeth Olympic Park are also within easy reach, providing excellent shopping, dining, leisure and transport options.

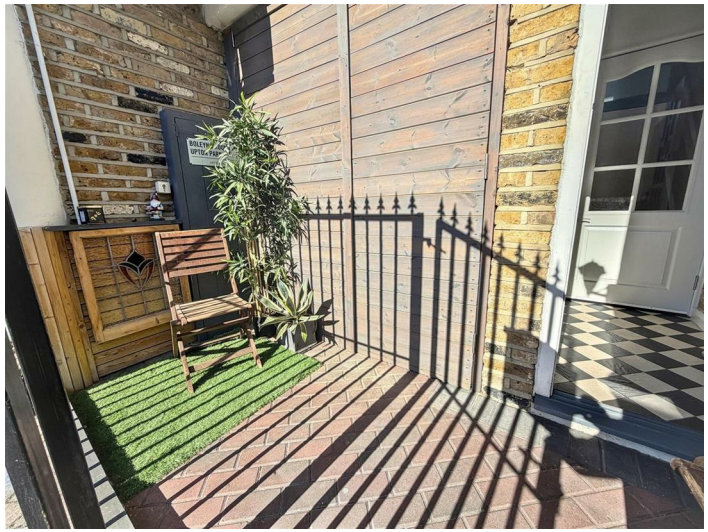
An ideal purchase for first-time buyers, professionals or investors seeking a distinctive home in a superb East London location.





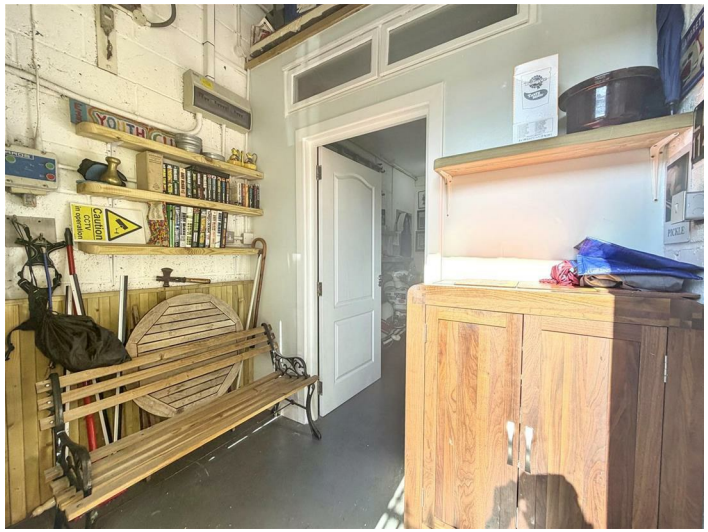
Entrance Via:
Gate to:

Courtyard Garden



paved - door to hallway with secondary door with stairs ascending to first floor - door to:

Hallway



wall mounted consumer unit - power points - double garage doors to courtyard with additional roller shutter for added security - door to:

Utility Room

base level unit with sink with mixer tap and drainer - space and plumbing for washing machine - tiled splash back - power points - understairs storage cupboard.

First Floor Landing
stairs ascending to second floor - radiator - power points - doors to:

Kitchen

serving hatch to lounge - 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 hob and extractor fan over - space for under counter fridge - tiled splash backs - power points - tiled floor covering.

Lounge

double glazed window - wall mounted air conditioning unit - radiator - power points - carpet to remain.

Second Floor Landing
cupboard housing Ideal boiler - carpet to remain - doors to:

Bathroom

ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with shower over - pedestal wash basin - low flush w/c - tiled splash backs - radiator - tiled floor covering.

Bedroom (Mezzanine)

skylight window - power points - carpet to remain.

Additional Information:
The property is freehold with common managed areas, the current service charge is £480.00 per annum and is reviewed yearly. This to maintain the gated communal areas

Ground Rent £5.00 per annum.

Council Tax London Borough of Newham Band C.

Parking: Off street parking for 1 car, a permit must be displayed which can be acquired from the managing agent free of charge , there are 3 visitor spaces within the development on a first come first served basis a visitor permit must be displayed.

An Ofcom online search shows that there is the following coverage via the following mobile networks:

EE, O2 and 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:
The land has the benefit of the easements granted by but is subject to the exceptions and reservations contained in the Transfer dated 19 December 1988 referred to in the Charges Register.
The matters referred to in clause 4(b) of the above mentioned Transfer are set out in the Charges Register so far as they affect the land in this title.
The Transfer dated 19 December 1988 referred to above contains a provision as to boundary structures.

A Conveyance of the land in this title and other land dated 8 November 1929 made between (1) Savill Brothers Limited (Vendor Company) (2) Cecil Ernest Wells Charrington and Frank Woodley Mason and (3) J W & T A Smith Limited (Purchaser Company) contains the following covenants:-"THE Purchaser Company to the intent and so as to bind (so far as practicable) the property hereby assured into whosesoever hands the same may come including Lessees tenants and occupiers thereof (but not so as to render the Purchaser Company personally liable in damages for any breach of covenant committed after the Purchaser Company shall have parted with all interest in the premises in respect of which such breach shall occur) hereby covenants for itself and its successors in title with the Vendor Company that the Purchaser Company will not at any time carry on or permit to be carried on upon the property hereby assured the sale of excisable liquors of any kind whether for consumption on or off the premises nor allow the property or any part thereof to be used as a
club where intoxicating liquors are sold consumed or distributed."
A Transfer of the land in this title dated 19 December 1988 made between (1) Barratt East London Limited (2) Holding & Management (Solitaire) Limited and (3) Claire Louise Thompson contains restrictive covenants.

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.

Allsorts

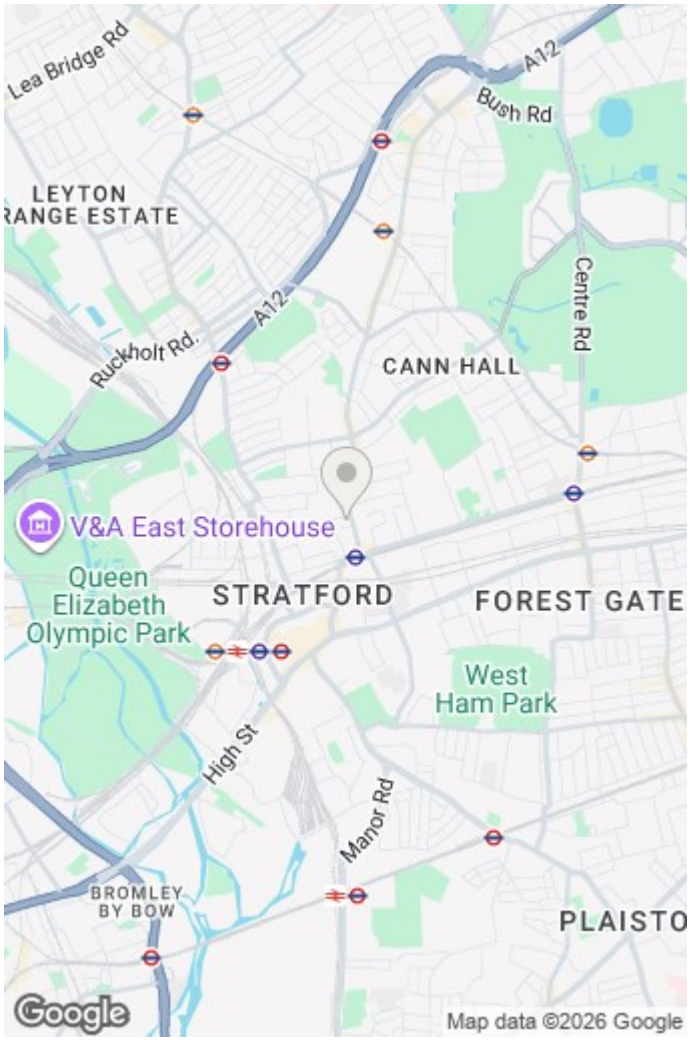
Approx Gross Internal Area
55 sq m / 588 sq ft

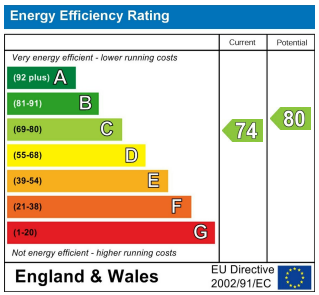
Ground Floor
Approx 16 sq m / 176 sq ft

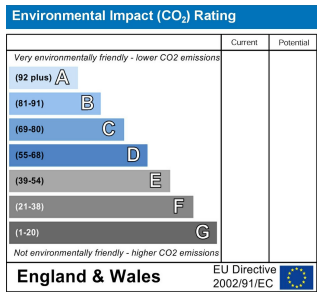
First Floor
Approx 21 sq m / 225 sq ft

Second Floor
Approx 17 sq m / 187 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.







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The Property Ombudsman