



Cruikshank Road London E15 1TA

Chain Free Spacious Two Bedroom Third Floor Flat Asking Price £325,000 L/H

Nestled on Cruikshank Road in London, this spacious chain-free two double bedroom flat (over 743 sq ft / 69 sq m, not including the bike shed) is a rare find for those seeking comfort and convenience in the capital. Located on the third floor, the property features a modern kitchen, perfect for cooking and entertaining, and a generous lounge — both offering space for dining, giving flexibility to suit your preference. The lounge leads directly onto a private balcony, ideal for enjoying a morning coffee or unwinding in the evening.

The three-piece bathroom comprises a bath with shower attachment, vanity sink unit and WC, and both bedrooms are genuine doubles. Ample storage is a real strength of the property, with five built-in spaces including three walk-in cupboards, as well as a full-wall wardrobe in the second bedroom. It's a highly practical home, perfectly suited to individuals or small families.

Residents benefit from a communal courtyard and dedicated bike shed, ideal for cyclists or anyone in need of additional outdoor storage. The location also benefits from excellent local amenities: Maryland station (Zone 3) is around a ten-minute walk away, offering swift access across London via the Elizabeth line, while Stratford (Zone 2) is a short bus journey away, providing access to the Central line, Jubilee line, Mildmay line and DLR, as well as the Westfield Stratford City shopping and entertainment centre.

There are also large outdoor spaces such as the Wanstead Flats and Queen Elizabeth Olympic Park nearby, along with smaller local community parks just a short stroll away. Local shops, restaurants and cafés can also be found nearby on Leytonstone Road.

Offered chain-free, this property is ideal for buyers seeking a smooth and hassle-free purchase.

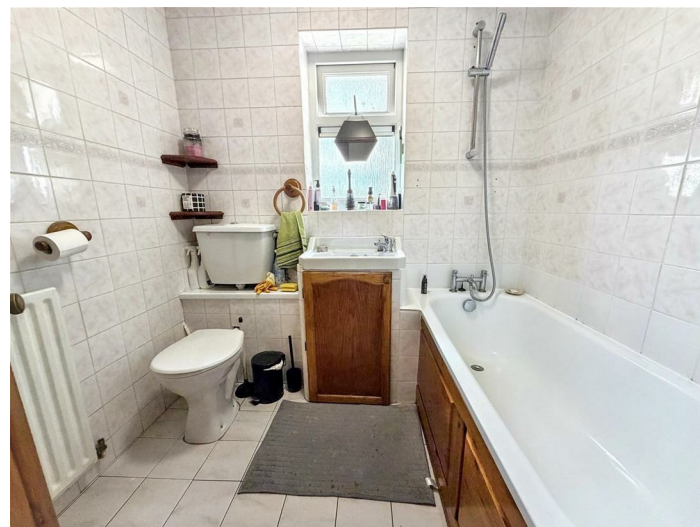
Entrance Via

communal door to communal hallway - stairs ascending to third floor - door to:

Hallway

two storage cupboards one of which is walk in and the other houses the consumer unit and electric meter - wall mounted entry phone - radiators - power points - carpet to remain - doors to:

Bathroom



obscure double glazed window - three piece suite comprising of a panel enclosed bath with mixer tap to shower attachment - vanity sink unit - low flush w/c - tiled walls - radiator - tiled floor covering.

Kitchen/Diner



double glazed window - cupboard housing Vaillant boiler - range of eye and base level units incorporating a sink with mixer tap and drainer - built in oven with four point gas hob and extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - radiator - wood effect vinyl floor covering.



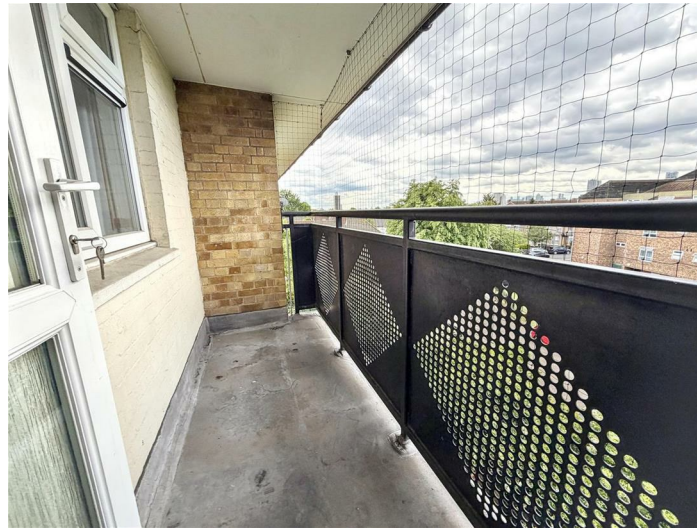
Bedroom 2



Lounge



Balcony



double glazed window - radiator - power points - built in wardrobe - storage cupboard - radiator - power points - carpet to remain.

double glazed window - two radiators - power points - carpet to remain - double glazed door to:



Bedroom 1



double glazed window - radiator - power points - walk in storage cupboard - carpet to remain.

Communal Garden



Bike Shed



Additional Information:

The lease has 102 Years remaining (125 years from 25/03/2004).

The current service charge is £1789.00 per annum and is reviewed yearly.

The ground rent is £10.00 per annum.

Council Tax London Borough of Waltham Forest 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: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

O2: 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.

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:

Such part of the land in this title as may be affected thereby is subject to the restrictive covenants imposed thereon prior to registration of the freehold estate on 1 May 1954 so far as the same are enforceable.

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.

The registered Lease is made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

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.

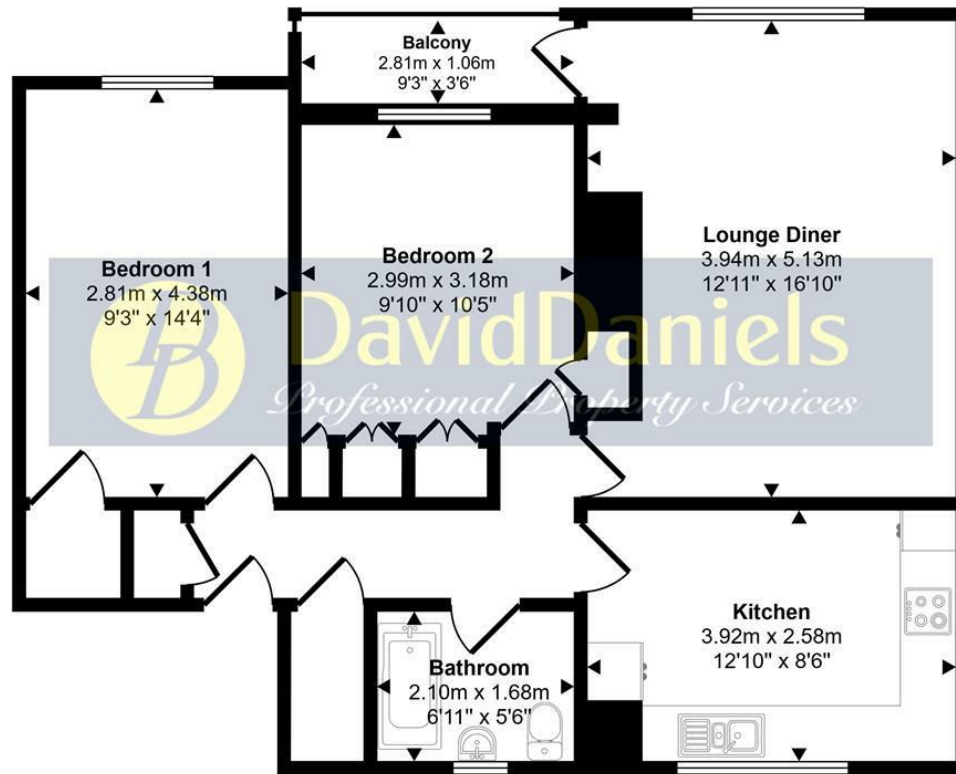
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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.

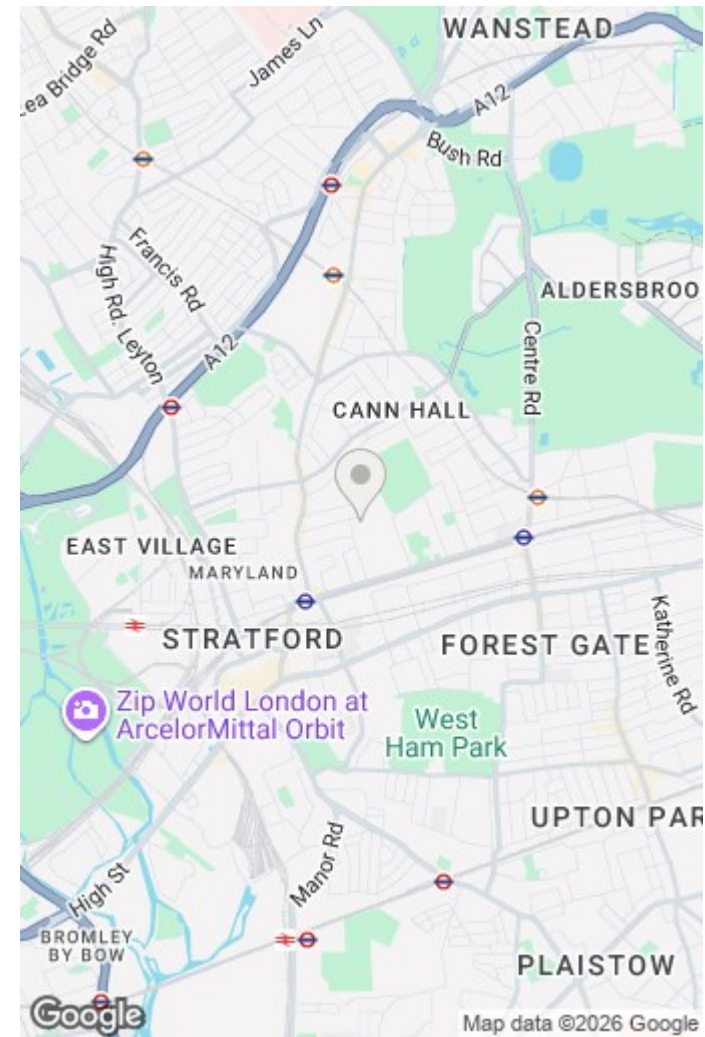
Approx Gross Internal Area
69 sq m / 748 sq ft



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	47
England & Wales		EU Directive 2002/91/EC	

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



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