



**Ibex House, London E15 1HR**

**2 Bed Fourth Floor Chain Free Apartment With Concierge And Communal Terrace £330,000 L/H**



Welcome to IbeX House, a well-presented two-bedroom apartment set in the heart of Stratford, offering approximately 586 sq ft of thoughtfully arranged accommodation.

The property is accessed via a central hallway, providing a clear separation between living and sleeping areas. To the left, you'll find a spacious open-plan kitchen and lounge, measuring 20 feet in length, creating an ideal space for both everyday living and entertaining. The kitchen is neatly positioned along one wall, allowing the lounge area to remain open and flexible. From here, doors lead directly onto a private balcony, offering a pleasant outdoor space with distant views towards the city skyline.

The apartment features two well-proportioned bedrooms, with the master bedroom offering generous dimensions and space for wardrobes, while the second bedroom is ideal as a guest room, home office, or additional double offering a built in wardrobe. A clean, minimalistic family bathroom is located off the hallway.

Situated on the fourth floor of this purpose-built development, the apartment benefits from lift and stair access, and residents also enjoy use of a large communal terrace on the fifth floor.

Ideally positioned within a short walk of Maryland Station, the property offers excellent transport links into central London and beyond. The apartment is being sold chain-free, with 102 years remaining on the lease, and further benefits from an EWS1 form with an A1 rating, making it suitable for mortgage lending.

A fantastic opportunity for first-time buyers, professionals, or investors seeking a well-located Stratford apartment with outdoor space.

#### Entrance Via

communal door to communal lobby - stairs and lift ascending to fourth floor - door to:

#### Hallway

two storage cupboards - one of which houses the consumer unit and the other houses the water heater - wall mounted entry phone - wall mounted storage heater - power point - wood effect floor covering - doors to:

#### Open Plan Kitchen/ Lounge



double glazed window - ceiling mounted ventilation point - range of eye and base level units incorporating a one and a half bowl sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - space and plumbing for washing machine - integrated fridge/freezer - tiled splash

backs - wall mounted storage heater - power points - partially vinyl floor covering with remainder wood effect floor covering - double glazed door to balcony.





**Balcony**  
6'3" x 11'6" (1.92 x 3.51)



**Bedroom One**



**Bedroom Two**



double glazed window - built in storage cupboard - wall mounted electric heater - power point - carpet to remain.



double glazed window - wall mounted electric heater - power points - carpet to remain.



### Bathroom



ceiling mounted ventilation point - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - wash basin with mixer taps - low flush w/c - partially tiled walls - heated towel rail - tiled floor covering.

### Communal Terrace



### Additional Information:

The lease has 102 Years remaining.

The current service charge is £3,455.28 per annum and is reviewed yearly.

The ground rent is £150.00 per annum.

Council Tax London Borough of Newham Band C.

Parking: No parking available.

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

EE, O2, Three & 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 water, mains sewerage and is heated via electric heaters.

The title register states the following:

3 (31.08.2004) 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.

4 (31.08.2004) Where relevant, the provisions contained in the deeds set out in the register of the lessor's title referred to in the registered Lease are set out in the register of this title.

5 (31.08.2004) The landlord's title is registered.

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.

1 (31.08.2004) A Transfer of the land tinted pink on the title plan dated 3 April 1991 made between (1) The Mayor and Burgesses of The London Borough of Newham (formerly known as The Mayor Aldermen and Burgesses of the County Borough of West Ham) ("the Transferor") and (2) Steadlease Limited of 152 Seven Sisters Road, London, N7 7PL ("The Transferee") contains the following covenants:-

"The Transferee hereby covenants with the Transferor to the intent and so as to bind the land hereby transferred into

whosoever hands the same may come and to benefit the adjoining land of the Transferor or any part thereof not to use or permit or suffer to be used the land hereby transferred or any part thereof for residential purposes."

2 (31.08.2004) By a Deed of Release dated 27 February 2003 made between (1)The Mayor and Burgesses of The London Borough of Newham and (2)Toynbee Housing Association Limited and Boleyn & Forest Housing Society Limited the covenants contained in the Transfer dated 3 April 1991 referred to above were expressed to be released.

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 & Sweeney Miller 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.

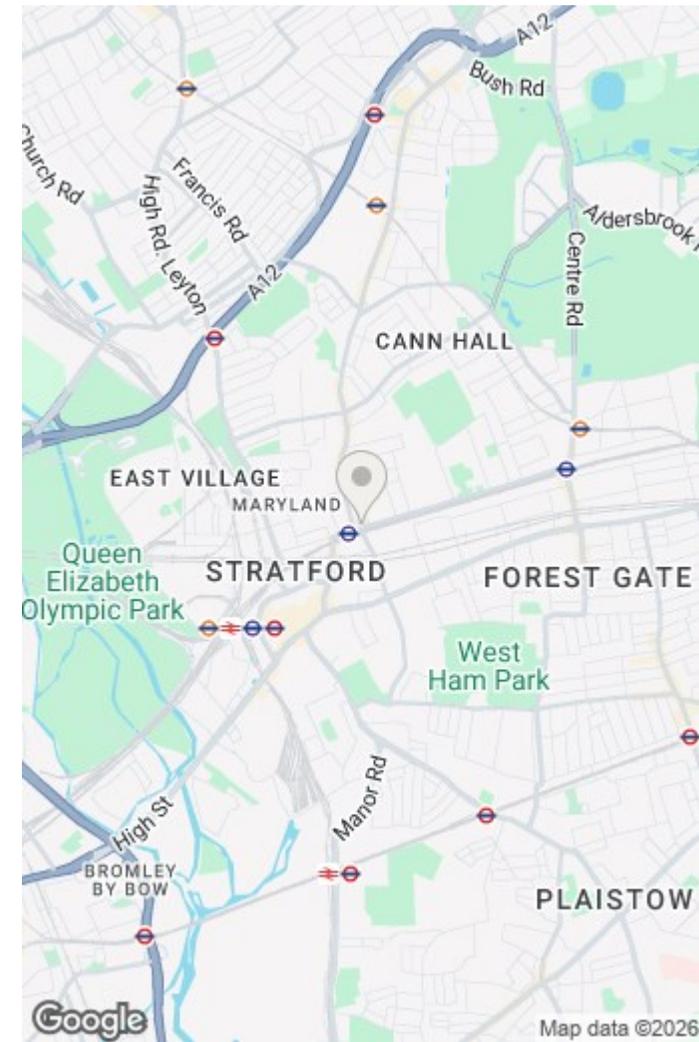
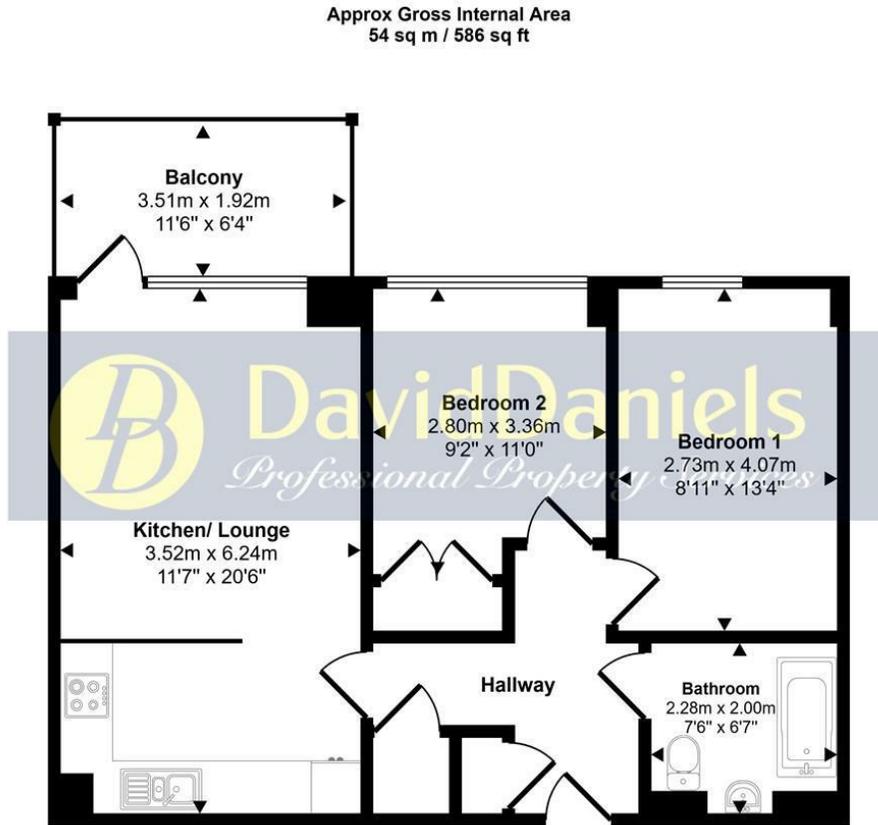
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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 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.



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			
		77	81
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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