



Chobham Road, London E15 1LX

Well Presented Two Bedroom Flat With Communal Parking

Offers In Excess Of £330,000 L/H



Set on the second floor of a well-maintained development on Chobham Road, E15, this well-presented two-bedroom apartment provides 489 sq ft of well-planned accommodation and offers an excellent opportunity for first-time buyers, professionals, couples, or investors.

The accommodation includes a bright reception room, two good-sized bedrooms, a fitted kitchen, and a fully tiled bathroom. The property is neatly presented throughout and offers a comfortable home with the opportunity for the new owner to add their own personal touches.

One of the key benefits is the exceptionally long lease, with approximately 989 years remaining from the 990-year term granted on 29 September 2025. The property also benefits from access to a communal residents' car park, with unallocated parking available by permit.

The location is particularly convenient, with Leyton, Maryland and Stratford stations within easy reach, providing excellent connections into Central London, Canary Wharf, and beyond. Westfield Stratford City is also nearby, offering a wide range of shops, restaurants and leisure facilities, while Drapers Field provides a useful green space within walking distance.

With two bedrooms, a long lease, communal parking and excellent transport links, this is a well-positioned property offering both convenience and long-term appeal in a popular East London location.

Entrance Via

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

Hallway

access to loft space - wall mounted consumer unit - wall mounted entry phone - radiator - power point - wood effect floor covering - doors to:

Kitchen



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

Lounge/ Diner



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

Bathroom



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

Bedroom Two

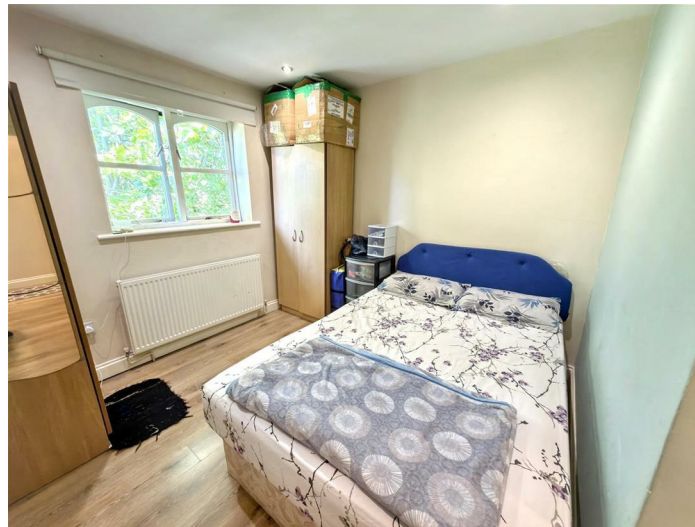


double glazed window - radiator - power point - wood effect floor covering.

Communal Car Park



Bedroom One



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



HUNDRED AND TWENTY FIVE POUNDS (£125) payable by an annual payment in advance on the 1st day of January in every year
 From the 24th day of June 2035 until the 23rd day of June 2060 the yearly rent of ONE HUNDRED AND FIFTY POUNDS (£150) payable by an annual payment in advance on the 1st day of January in every year
 From the 24th day of June 2060 until the 23rd day of June 2085 the yearly rent of ONE HUNDRED AND SEVENTY FIVE POUNDS (£175) payable by an annual payment in advance on the 1st day of January in every year
 From the 24th day of June 2085 until the 23rd day of June 2110 the yearly rent of TWO HUNDRED POUNDS (£200) payable by an annual payment in advance on the 1st day of January in every year
 From the 24th day of June 2110 and for the remainder of the New Term the yearly rent of one peppercorn if demanded.

Council Tax London Borough of Newham Band C.

Parking: Communal residents car park, unallocated parking. Permit required.

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 gas, mains water, mains sewerage and is heated via gas central heating.

The lease states the following:
 This lease contains a provision that prohibits or restricts dispositions.
 LRII.1 Easements granted by this Lease for the benefit of the Property - The easements as specified in clause 3 of this Lease and in the Second Schedule of the Old Lease
 LRII.2 Easements granted or reserved by this Lease over the

Property for the benefit of other property - The easements as specified in clause 3 of this Lease and in the Third Schedule of the Old Lease
 4. It is agreed and declared that all the provisions (including the proviso for re-entry) contained in the Old Lease shall apply hereto save insofar as the same are inconsistent herewith as though set out seriatim
 6. COVENANTS: The Landlord and the Tenant mutually covenant that they will respectively perform and observe the several covenants provisos and stipulations contained in the Old Lease as if they were repeated in full in this Lease with such modifications only as are necessary to make them applicable to this demise or are set out in the Schedule hereto and as if the names of the parties to this Lease were respectively substituted for those of the Landlord and the Tenant in the Old Lease

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

Additional Information:

The lease has 989 Years remaining (990 years from 29 September 2025).
 The current service charge is £2,464.52 and is reviewed yearly.

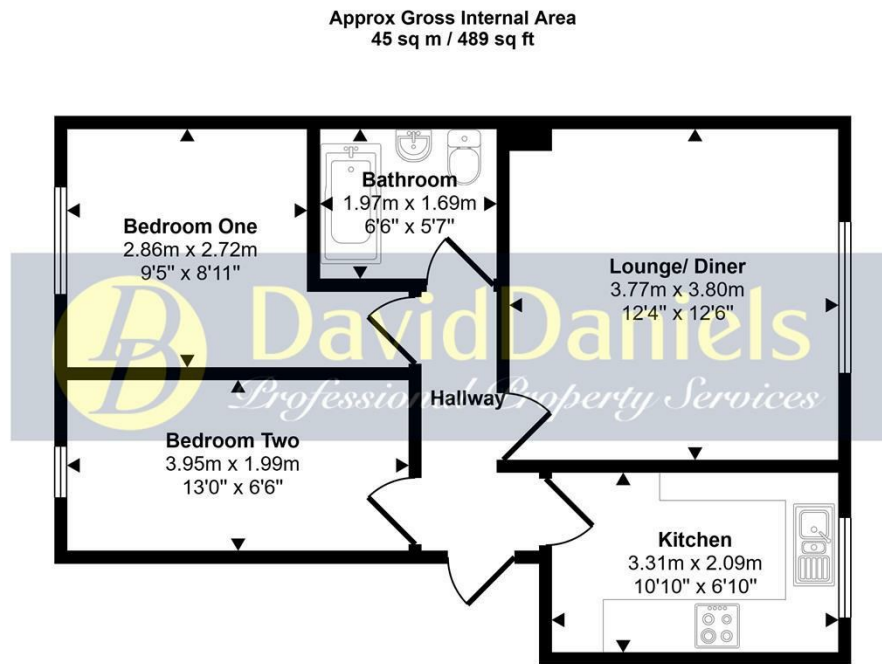
The ground rent is £125.00 per annum and is reviewed as follows:
 Until the 23rd day of June 2035 the yearly rent of ONE



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..

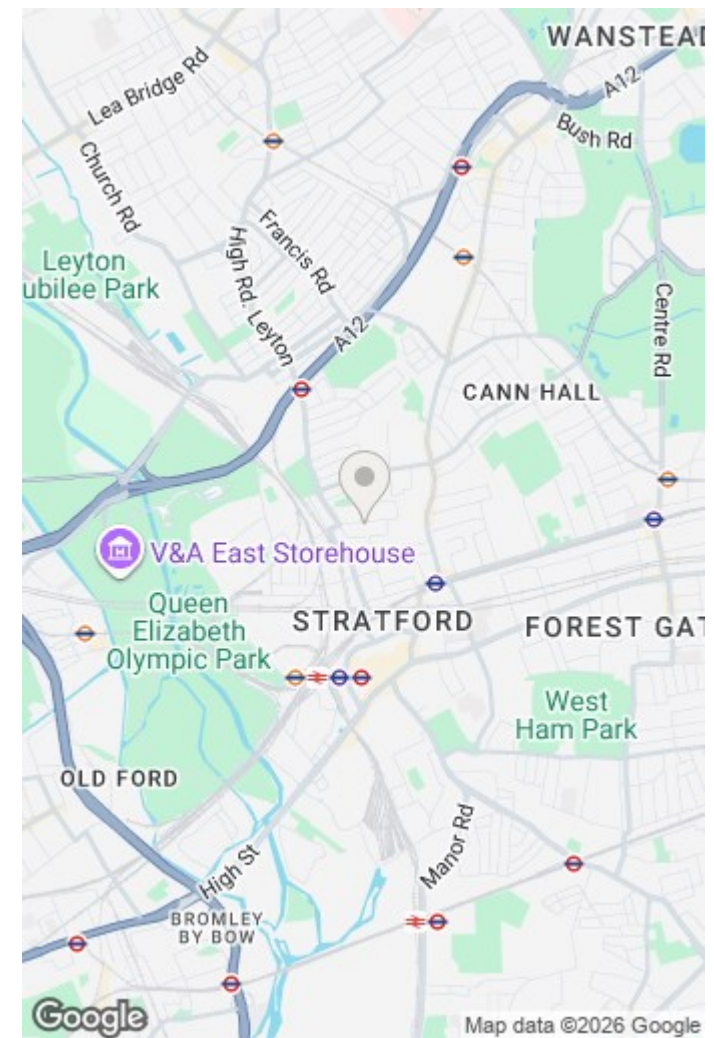
Disclaimer

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.



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		
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		

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.