



Windmill Lane London E15 1PY

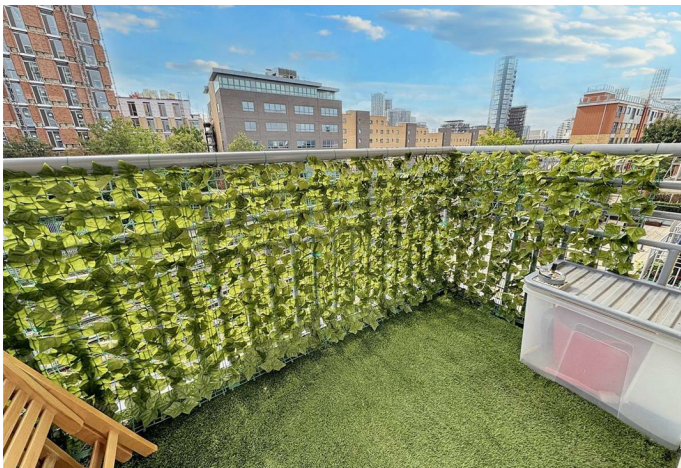
Well Presented One Bedroom Third Floor Apartment Offers Over £250,000 LH

Nestled in the vibrant area of Windmill Lane, London, this well-presented one-bedroom apartment offers a perfect blend of comfort and modern living. Situated on the third floor of a purpose-built block, the property spans an inviting 415 square feet, making it an ideal choice for first-time buyers.

Upon entering, you are greeted by a spacious lounge that seamlessly opens onto the balcony, providing a lovely outdoor space. The kitchen is equipped with integrated appliances, ensuring both functionality and style. The generous double bedroom offers ample space, with a well-appointed three-piece bathroom suite.

Residents of this apartment benefit from a range of communal amenities, including a well-equipped gym, a communal terrace for social gatherings, and a concierge service that adds an extra layer of convenience. The property boasts a lease with an impressive 133 years remaining and comes with an EWS1 certificate featuring an A1 rating, ensuring peace of mind regarding safety and structural integrity.

This charming apartment is not only a wonderful home but also a sound investment in a sought-after location. With its modern features and communal facilities, it presents an excellent opportunity for those looking to step onto the property ladder in London.



Entrance Via

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

Hallway

wall mounted entry phone - wall mounted electric heater - two storage cupboards one of which houses the water heater - power points - wood effect floor covering - doors to:

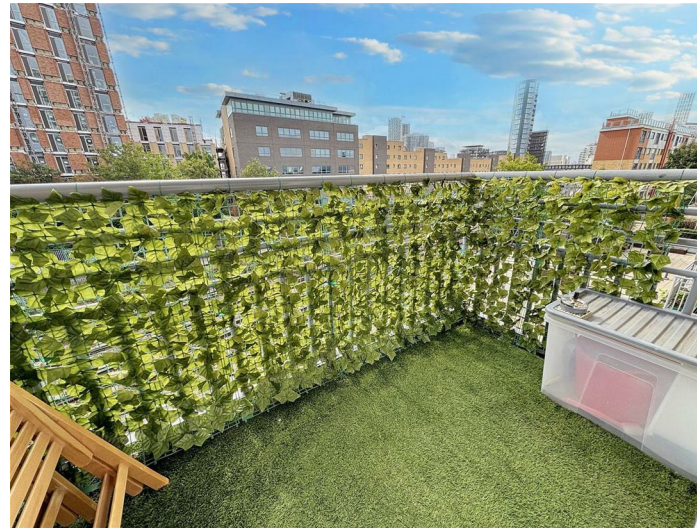
Lounge



double glazed door to balcony - wall mounted electric heater - power points - wood effect floor covering - opening to kitchen.



Balcony

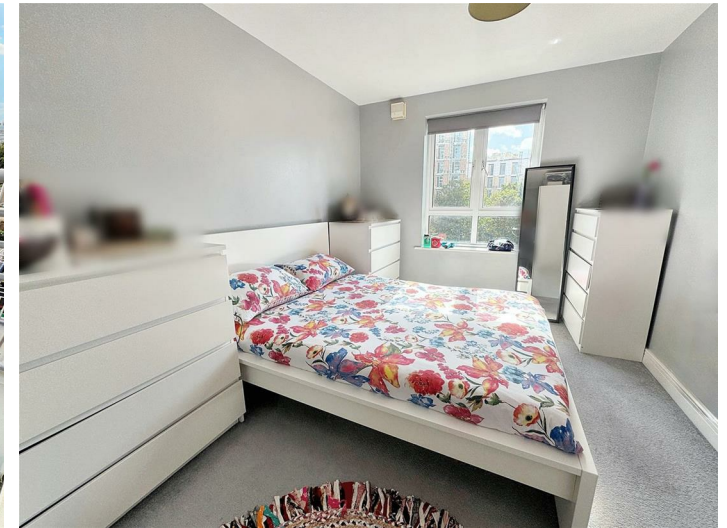


Kitchen



range of eye and base level units incorporating a one and a half bowl stainless steel sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - integrated fridge/freezer - integrated dishwasher - integrated washing machine - tiled splash backs - power points - wood effect floor covering.

Bedroom



double glazed window - power points - carpet to remain.

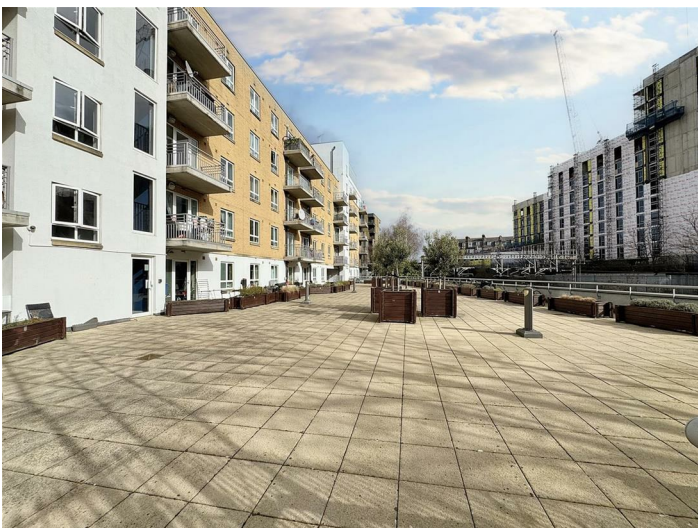


Bathroom



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

Communal Terrace



Communal Gym



Additional Information:

The lease has 133 Years remaining.
The current service charge is £2714.00 per annum and is reviewed yearly.
The ground rent is £180.00 per annum. The ground rent is reviewed every 25 years as follows: The rent shall be subject to review on each twenty-fifth anniversary of the commencement date and shall then be the sum of the rent plus such sum as shall be the difference (in percentage terms) between the review value of the building and the first value of the building BUT so that such reviewed rent shall never equal or exceed such a sum as would in appropriate circumstances create an inhibition on the premium capable of being charged on an assignment of the demised premises in the same manner as set out in section 127 and schedule 18 part II of the rent act 1997 or any amending or similar legislation in which case the rent shall be £1.00 or less than the sum which would otherwise be charged rather than the amount which creates an inhibition on the premium.

Council Tax London Borough of Newham Band B.

Recently issued EWS1 form with an A1 rating.

Parking: No parking available.

An Ofcom online search shows that there is the following coverage via the following mobile networks: EE,O2,Three and 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 electric wall mounted heaters.

The title register states the following:

The following are details of the covenants contained in the Conveyance dated 5 September 1985 referred to in the Charges Register:- "THE Purchaser HEREBY COVENANTS with the Vendor for the benefit and protection of such part of the adjoining or neighbouring property of the Vendor as is capable of being benefited or protected and with intent to bind so far as legally may be herself and her successors in title owners for the time being of the said property or any part thereof in whosoever hands the same may come to observe and perform the covenants set out in the Third Schedule hereto THE THIRD SCHEDULE above referred to (Covenants on the part of the Purchaser) (1) Not at any time:- (a) without previously submitting detailed plans and sections thereof to the Vendor and obtaining approval thereto and (b) without complying with such reasonable conditions as to foundations or otherwise as the Vendor shall deem it necessary to impose to erect or add to any building or structure or to execute any works (including without prejudice to the generality of the foregoing the alteration of ground levels or the making or excavations) on the whole of the said Property (2) Not to discharge drainage including surface water from the said property on to the adjoining land of the Vendor nor to construct any soakaway within fifteen metres of the boundary fence between the points marked "A" and "B" on the plan annexed hereto (4) Not without the prior consent of the Vendor (which shall not be unreasonably withheld) to remove any part of the brick walls forming part of the boundaries of the Property (5) Not at any time to operate any hosepipes cranes or other jibbed structures on the property in such proximity to the Vendor's land and works that danger may result therefrom (7) To repay to the Vendor on demand all costs incurred by the Vendor in approving supervising or protecting its adjoining property from potential adverse effects of any works carried out on the said property" NOTE: The Western boundary of Title EGL441516 falls between the points marked A and B referred to in paragraph (2) of the above Schedule.

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.

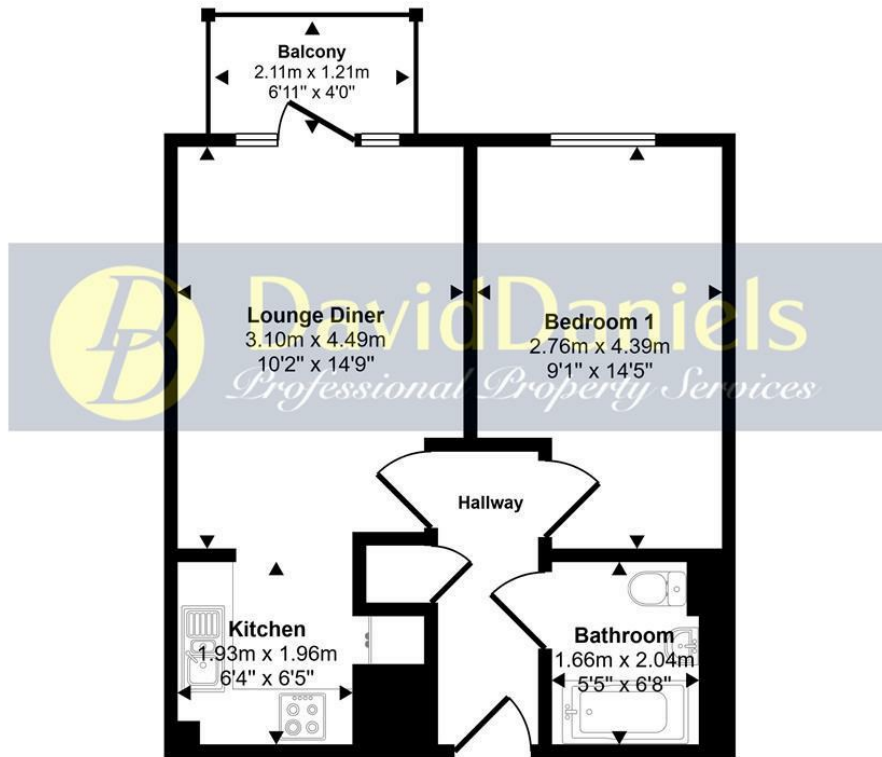
Please get in touch should you require a quotation and we will be pleased to organise this for you.

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may 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.



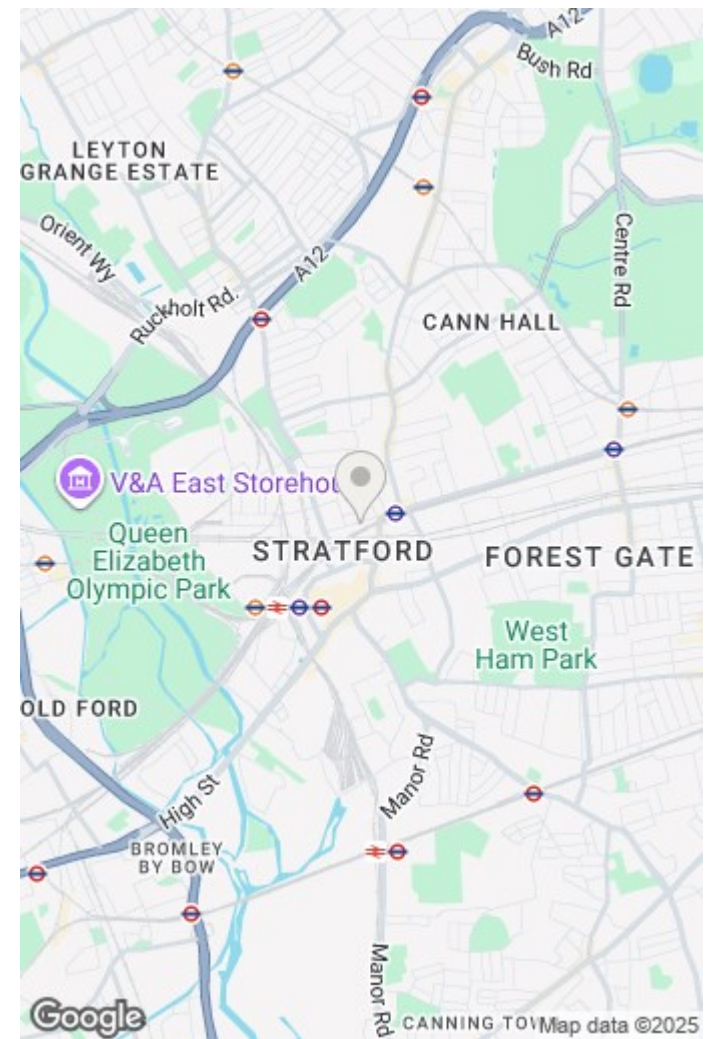
Approx Gross Internal Area
39 sq m / 415 sq ft



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.

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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			
		83	87
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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