



New Plaistow Road, Stratford E15 3JB

Well Maintained One Bedroom Second Floor Flat

£225,000 L/H



Welcome to this one-bedroom flat located on New Plaistow Road in the vibrant area of Stratford. This spacious second-floor apartment offers a comfortable living space of 47 square metres, making it an ideal choice for individuals or couples.

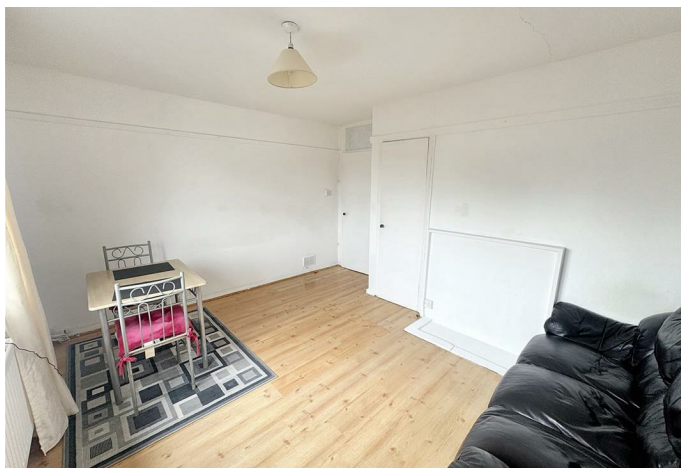
Upon entering, you will find a well-designed layout that includes a separate bedroom, a welcoming lounge/diner, and a functional kitchen. The bathroom is conveniently situated. The flat is presented chain-free, allowing for a smooth and hassle-free purchase.

One of the standout features of this property is its prime location. It is just a short distance from Abbey Road Station and Stratford Station, providing excellent transport links for commuting to central London and beyond. Additionally, the renowned Westfield shopping centre is nearby, offering a vast array of shops, restaurants, and entertainment options to suit all tastes.

For those who enjoy outdoor spaces, Stratford Park is also within easy reach, providing a lovely area for leisurely strolls or picnics. This flat truly combines the convenience of city living with the comfort of a well-appointed home.

In summary, this one-bedroom flat on New Plaistow Road is a fantastic opportunity for anyone looking to settle in a lively and well-connected part of London. With its spacious layout and proximity to essential amenities, it is not to be missed.

Please note: the photographs were taken prior to the current tenant's occupancy.



Entrance Via

Via secure communal door to communal hall - stairs ascending to second floor - door to:

Hallway

Wall mounted entry phone - cupboard housing gas meter - cupboard housing electric meter and consumer unit - radiator - wood effect floor covering - doors to:

Kitchen



Double glazed window to front elevation - cupboard housing vaillant boiler - range of eye and base level units incorporating a stainless steel sink and drainer - built in oven with four point gas hob - space and plumbing for washing machine - tiled splash backs - power points - radiator - tiled floor covering.

Lounge



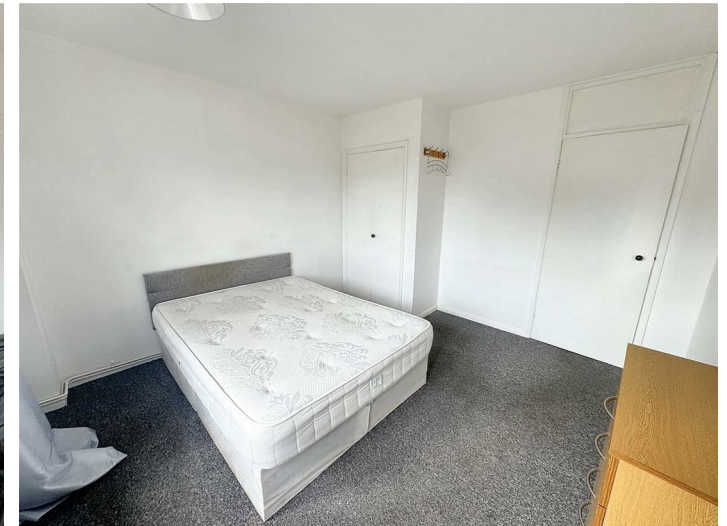
Double glazed window to rear elevation - storage cupboard - radiator - power points - wood effect floor covering.



Bedroom



Double glazed window to rear elevation - built in wardrobe - radiator - power points - carpet to remain.



Bathroom



Obscure double glazed window to front elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - low flush w/c - wall mounted wash basin - tiled splash backs - radiator - tiled floor covering.

Additional Information:

The lease has 99 Years remaining at the time of listing. (125 years from 18/06/2001)

The current service charge is £1500.00 per annum and is reviewed yearly.

The ground rent is £10.00 per annum.

Council Tax London Borough of Newham Band B.

Parking: No parking available.

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

EE, O2 & Vodafone: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

Three: 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:

3 (03.04.2002) The above mentioned 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.

4 (03.04.2002) Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title.

5 (03.04.2002) 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.

7 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.

2 (03.04.2002) RESTRICTION:-Except under an order of the registrar no transfer by the proprietor of the land shall be registered unless a certificate signed by the solicitor to the Council of the London Borough of Newham (or such other person as the Council so shall authorise) has been furnished that the proprietor has complied with the provisions contained in clauses 3 and 5(15) and (16) of the registered lease provided always that compliance with clause 3 shall not be required on an exempt disposal (defined in Sections 160 and 161 Housing Act 1985) as evidenced by a certificate given by the solicitor to the transferor.

NOTE: This restriction is to subsist during the term of the 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.

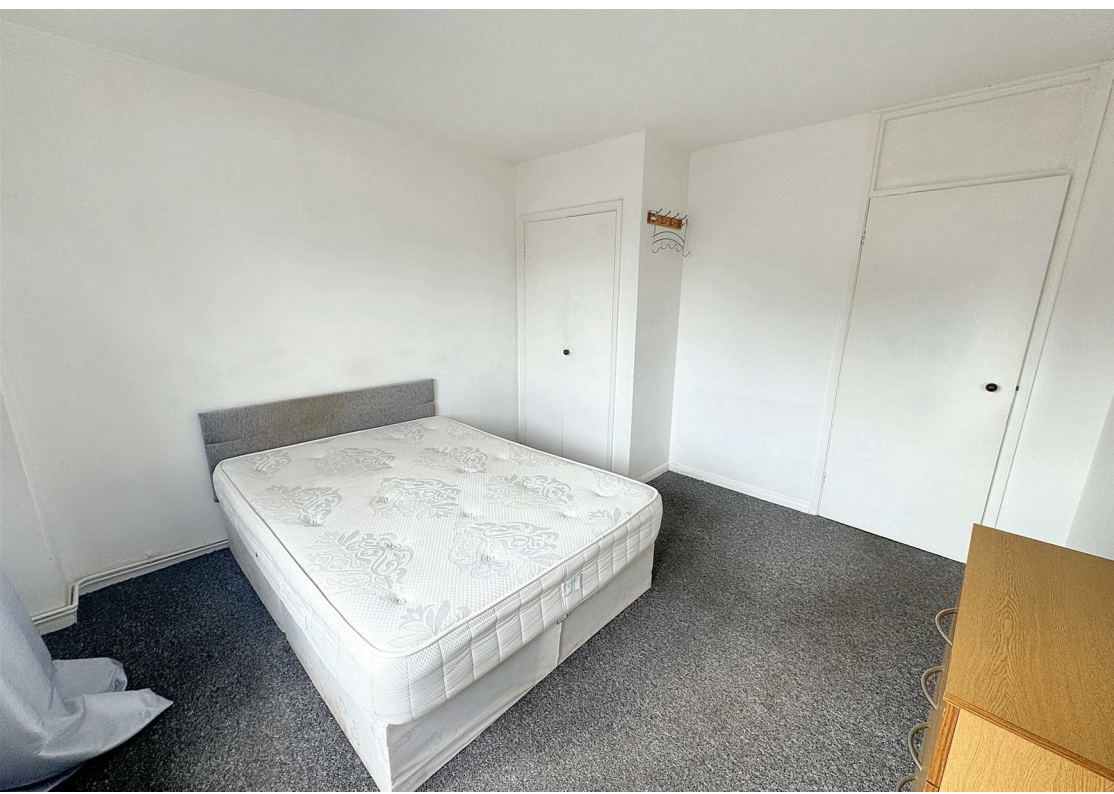
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

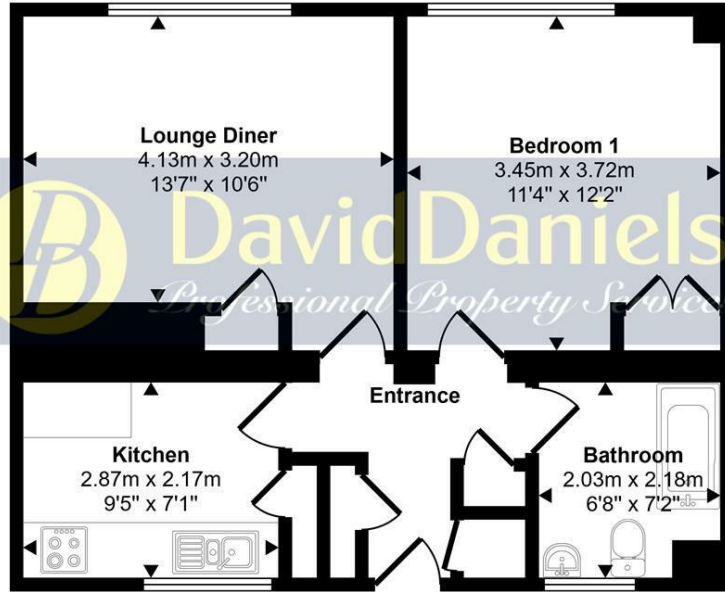
As part of our legal obligations under the Money Laundering Regulations 2017 (including Regulation 41), estate agents are required to carry out customer due diligence and ongoing monitoring for both vendors and purchasers. This includes verifying identity and, where applicable, source of funds. Any documentation 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.

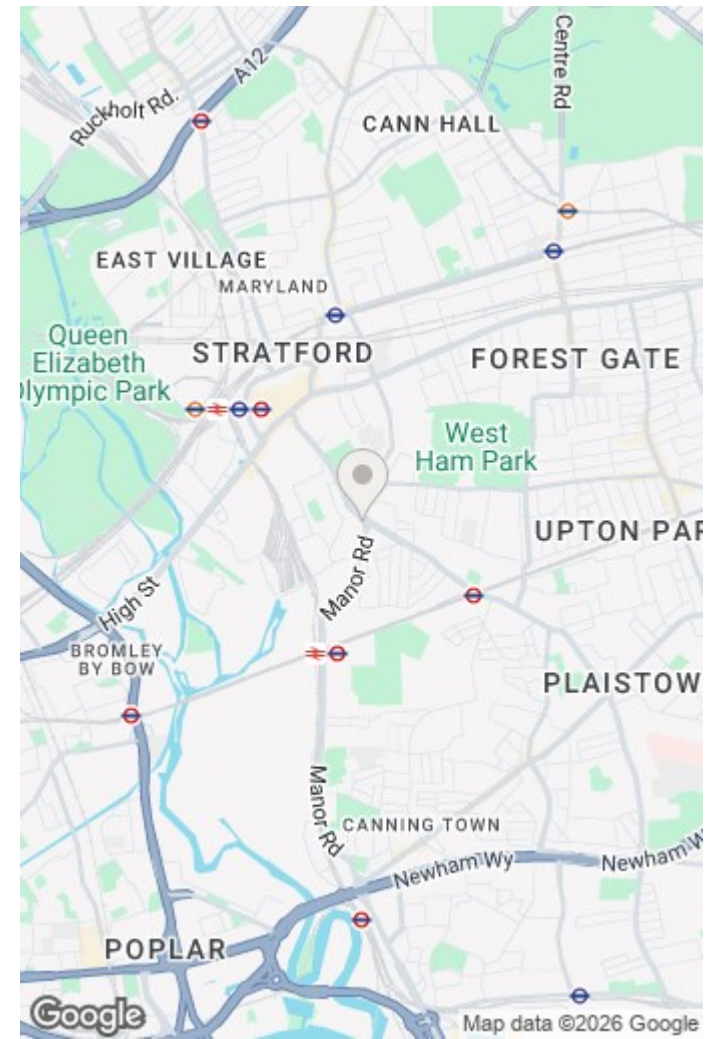


Approx Gross Internal Area
47 sq m / 504 sq ft



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.



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		62	70
(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.



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