



Southmere House, Highland Street ,London E15 2ZG

Beautiful One Bedroom Apartment With Communal Gardens, Gym And Concierge

£337,500 L/H

In the heart of East London, Stratford, this beautifully presented one-bedroom apartment on Highland Street offers a perfect blend of modern living and convenience. Spanning 545 square feet, the property features a well-designed layout that maximises space and natural light. Upon entering, you are greeted by a welcoming hallway that leads to a stylish lounge/diner, seamlessly connected to a contemporary kitchen equipped with premium appliances, ideal for both entertaining and everyday living.

The minimalistic bedroom boasts built-in wardrobes, providing ample storage while maintaining a clean aesthetic. Additionally, the apartment includes a utility room and a contemporary bathroom, ensuring all your needs are met with ease.

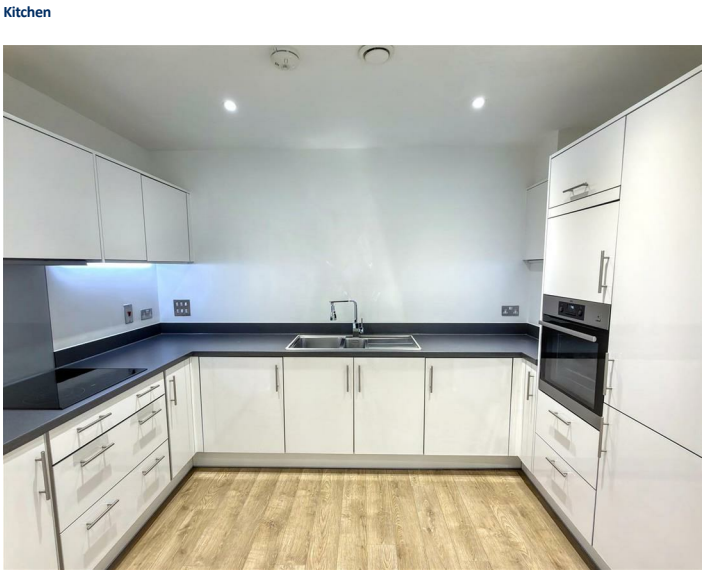
One of the standout features of this property is the private front patio area, which opens directly onto beautifully maintained communal gardens, creating a peaceful extension of the living space. Residents also benefit from access to an impressive communal roof terrace on the eighth floor, offering stunning panoramic views across Stratford and East Village. The development further includes a concierge service located by Pavilions Court, adding an extra layer of security and convenience. For those who enjoy an active lifestyle, there is also a 24-hour residents' gym located on the ground floor.

With a long lease of approximately 990 years and a reasonable service charge of £2,594, this apartment presents an excellent opportunity for both first-time buyers and investors alike. Ideally positioned close to Pudding Mill Lane DLR station, the property offers excellent connectivity across London. The development itself enjoys an attractive setting overlooking the Pudding Mill River, enhancing the appeal of this remarkable home. This property truly embodies modern urban living in one of London's most exciting and fast-growing areas.

Entrance Via
secure communal door to communal hallway - stairs and lift ascending to first floor - door to:
Porch
wall mounted radiator - wood effect floor covering - door to:
Lounge/ Diner



double glazed door to patio area - ceiling mounted ventilation point - two radiators - power points - wood effect floor covering - door to hallway - opening to:



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 AEG oven - four point AEG electric hob with extractor fan over - integrated fridge/ freezer - splash backs - power points - wood effect floor covering.



Bedroom



Bathroom



ceiling mounted ventilation point - double glazed window - radiator - power points - built in wardrobe - carpet to remain.

ceiling mounted ventilation point - three piece suite comprising of a panel enclosed bath with mixer taps and shower over - wall mounted wash basin - low flush w/c with concealed cistern - storage cupboard - heated towel rail - partially tiled walls - tiled floor covering.

Patio Area
8'10" x 21'11" (2.70 x 6.70)



Hallway
radiator - power point - wood effect floor covering - doors to:



Utility Room
ceiling mounted ventilation point - wall mounted consumer unit - wall mounted electric meter - space and plumbing for washing machine - ventilation system - power points - tiled floor covering.

Communal Gardens



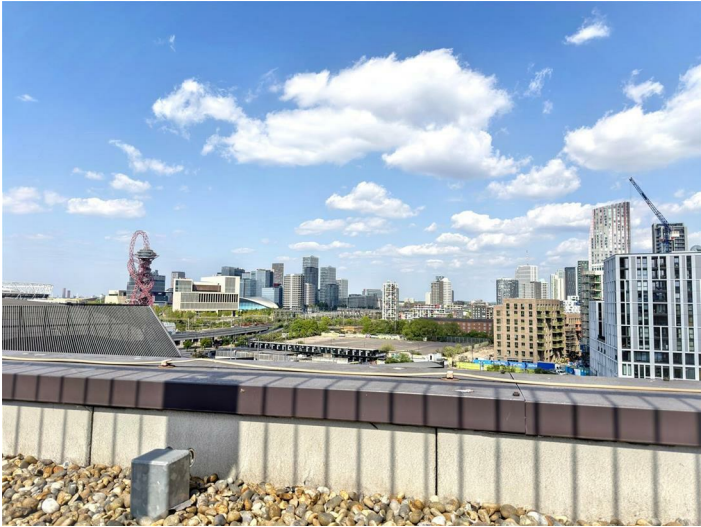
Roof Terrace



Concierge



8th floor - accessed via lift.



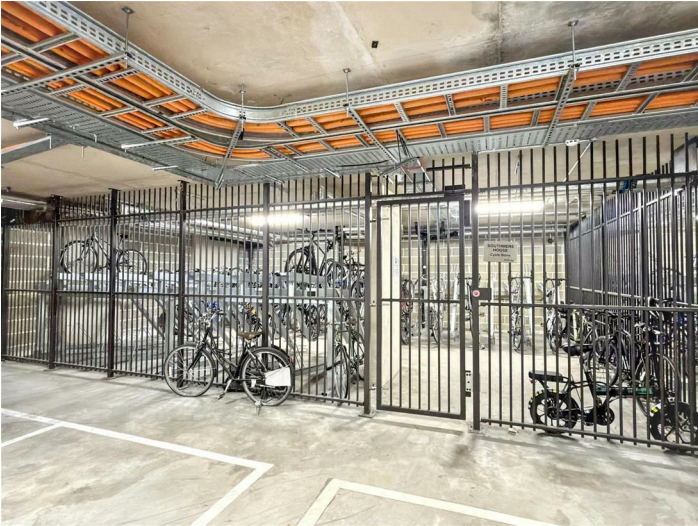
situated by Pavilions Court.



Communal Gym



Bike Storage



Additional Information:

The lease has 990 Years remaining (999 years from 01/08/2017).
The current service charge is £2,594.00 per annum and is reviewed yearly.
The ground rent is £350.00 per annum and is reviewed every 10 years as follows:
1. For the purposes of this Schedule the following provisions have the following meanings:-
1.1 "the Base Figure"
means the Index Figure for the month preceding the commencement of the Term
1.2 "the Increase"
means the amount (if any) by which the Index for the month preceding the relevant Review Date exceeds the Base Figure
1.3 "the Index"
means the "All Items" index figure of the Index of Retail Prices published by the relevant Ministry or Department and any successor thereto
1.4 "the Initial Rent"
means the sum of £350.00 per annum
1.5 "Review Date"
means the tenth (10th) anniversary of the commencement of the term ("the first Review Date") and thereafter every tenth anniversary of the first Review Date
1.6 "a Review Period"
means a period beginning on any Review Date and ending on the day before the next Review Date thereafter
2.1 Until the first Review Date the Rent is to be the Initial Rent and thereafter during each successive Review Period the rent is to be a sum equal to the greater of the Rent payable under this Lease immediately before the relevant Review Date or the revised Rent ascertained in accordance with this Schedule
2.2 The Rent for any Review Period is to be the Initial Rent plus the amount which bears the same proportion to the Initial Rent as the Increase bears to the Base Figure rounded up to the nearest £10 (ten pounds)
2.3 If the reference base used to compile the Index changes after the date of this Lease the figure taken to be shown in the Index after the change is to be the figure which would have been shown in the Index if the reference base current at the date of this lease had been retained

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 & 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 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 communal heating.

The title register states the following:
3 (09.05.2019) The Lease prohibits or restricts alienation.
4 (09.05.2019) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
3 (09.05.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number EGL220827 or their conveyancer that the provisions of paragraph 11 of schedule 3 of the registered lease have been complied with or that they do not apply to the disposition.
4 (20.11.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 25 September 2019 in favour of National Westminster Bank PLC referred to in the Charges Register.

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.

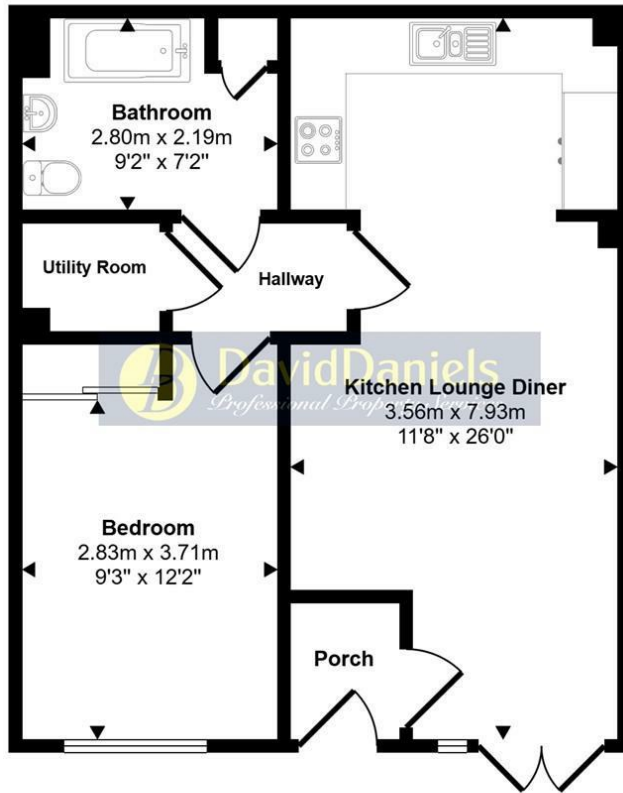
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

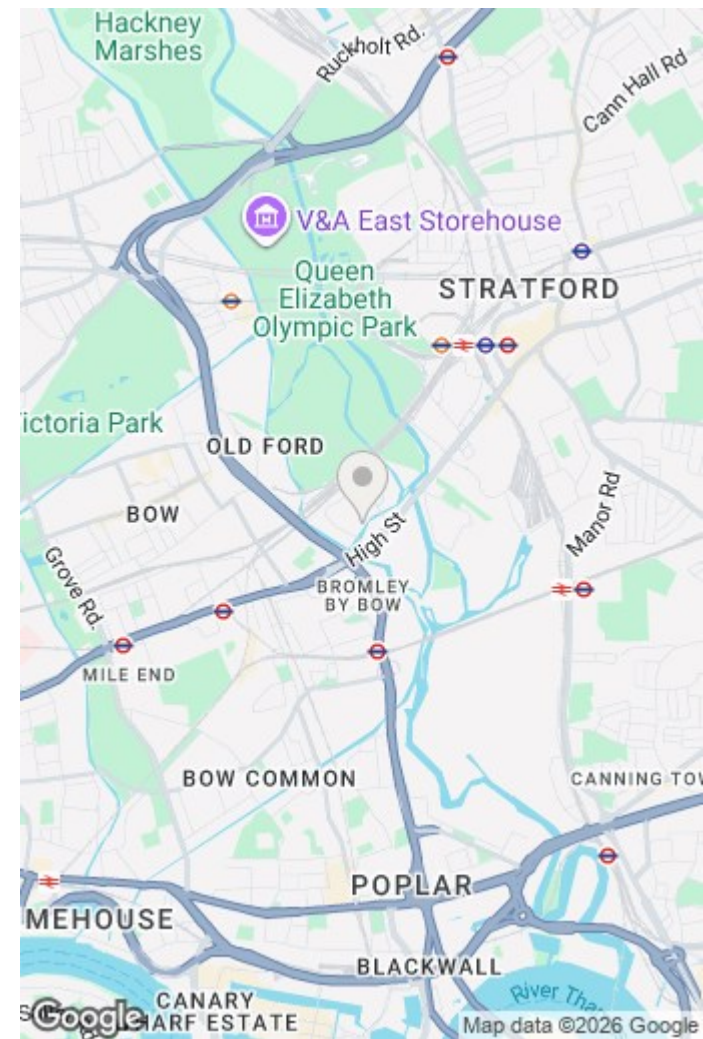
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, 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.



Floorplan
Approx 51 sq m / 545 sq ft

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		84	84
(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	