

**Thorogood Gardens, Stratford E15 1HG**

**Two Double Bedroom First Floor Flat Within Walking Distance Of Maryland Station £315,000 L/H**

Welcome to this spacious two-bedroom flat located in the desirable area of Thorogood Gardens, Stratford. Measuring an impressive 66 square meters, this property is offered chain free, making it an ideal choice for both first-time buyers and investors alike.

As you enter the flat, you are greeted by a welcoming hallway that leads to a separate kitchen. The lounge/diner is a generous space, providing a comfortable area for relaxation and social gatherings. From here, you will find a second hallway that grants access to two well-proportioned double bedrooms. The family bathroom is conveniently located, catering to the needs of the household.

This flat also benefits from a private balcony, offering a pleasant outdoor space, as well as access to well-maintained communal gardens, providing additional outdoor areas for residents to enjoy.

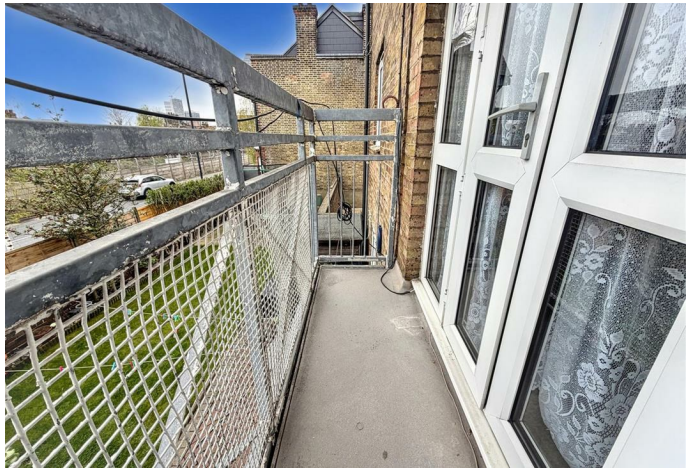
The property boasts a strong lease with an impressive 171 years remaining, providing peace of mind for future owners. The service charge is set at £1,374 per annum, accompanied by a fixed peppercorn ground rent, making it a financially sound investment.

For those considering rental opportunities, the property has the potential to generate an approximate rental income of £1,750 per calendar month, making it an attractive option for landlords.

Location is key, and this flat does not disappoint. It is just a short walk to Maryland Station, which is served by the Elizabeth Line, offering excellent transport links. Additionally, the vibrant Stratford area is within walking distance, featuring a plethora of shops, restaurants, bars, a casino and the exciting Westfield and Stratford shopping center.

Do not miss the chance to make this delightful flat your new home or investment.







**Entrance Via**
communal door to communal hallway - stairs ascending to first floor - door to:

**Hallway**
radiator - carpet to remain - doors to:

**Kitchen**



double glazed window - wall mounted Vaillant boiler - cupboard housing consumer unit and electric meter - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - built oven with four point gas hob and extractor fan over - space for fridge/freezer - space and plumbing for washing machine - tiled splash backs - power points - two storage cupboards - tiled floor covering.

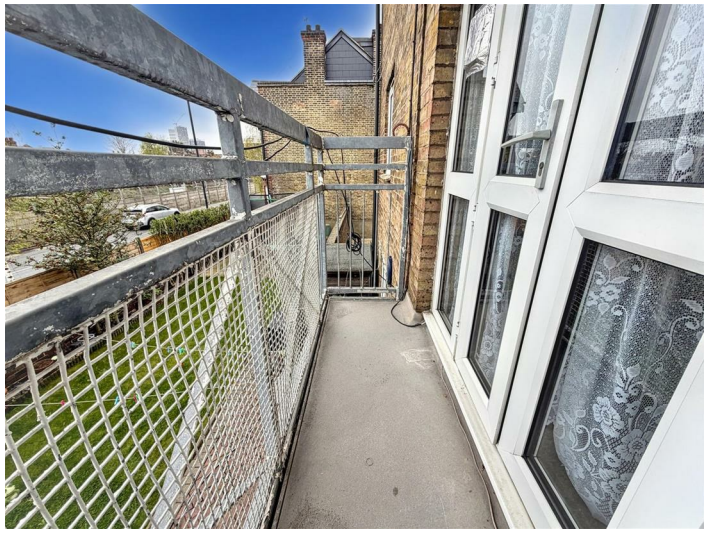
**Lounge/ Diner**



double glazed windows - double glazed door to balcony - radiator - power points - carpet to remain - door to hallway:



**Balcony**



**Hallway**
carpet to remain - doors to:

**Bedroom One**



double glazed window - two storage cupboards - radiator - power points - carpet to remain.

**Bedroom Two**



double glazed window - radiator - power points - carpet to remain.

**Bathroom**



obscure double glazed window - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled walls - radiator - tiled floor covering.

**Additional Information:**
The lease has 171 Years remaining (215 years from 13/06/1983).
The current service charge is £1,374.00 per annum and is reviewed yearly.

The ground rent is £0.00 per annum.
Council Tax London Borough of Newham Band B

Parking: On Street, a permit must be acquired from the local council.

An Ofcom online search shows that there is the following coverage via the following mobile networks:
EE, Three, 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.

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 outlines the following covenants:
A Conveyance of the freehold estate in the land in this title and other land dated 18 February 1949 made between (1) The Reverend Robert Daniel Fryer (The Incumbent) (2) The Reverend Canon Richard Arnold Pelly and the Reverend Robert Daniel Fryer (Trustees) (3) The Church Commissioners for England (Commissioners) and (4) J.T. Luton & Son Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

The following are details of the covenants contained in the Conveyance dated 18 February 1949 referred to in the Charges Register:-"The Purchaser hereby covenants with the Incumbent and his successors that he the Purchaser and his successors will not at any time hereafter call or designate the messuage or dwellinghouse hereby conveyed or permit the same to be called or designate "The Vicarage" or "St Pauls Vicarage") or "The Rectory" or "St Pauls Rectory") or by any other name calculated to suggest that the said property is occupied by the Incumbent of the said benefice and further that no act deed matter or thing shall at any time be done suffered or permitted in or upon the land and premises hereby assured or any part thereof which may be or become a nuisance or disturbance to the Minister for the time being conducting or the congregation attending divine service in the Parish Church of St Pauls or the Churchyard surrounding the same.
And the Purchaser doth hereby for itself and its successors in title to the intent and so as to bind (so far as practicable) the premises hereby assured into whosesoever hands the same may come and to benefit and protect the Incumbent's adjoining and neighbouring property further covenant with the Incumbent and his successors in title that neither the premises hereby assured or any part thereof nor any existing or future building thereon or on any part thereof shall at any time hereafter be used as or occupied as a Church, Chapel, Church Hall or meeting place for religious purposes for any other purposes connected or associated with any religious body or organisation other than the Church of England or for a place of amusement hotel tavern inn or public house nor shall any spirituous or fermented liquors at any time be sold in or upon the same premises or any part theroef and that nothing shall at any time or times be done on in or upon the premises or any part thereof which may be or become a nuisance annoyance or disturbance to the Incumbent or his sucessors in title.

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:

Sweeney Miller Solicitors & 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.

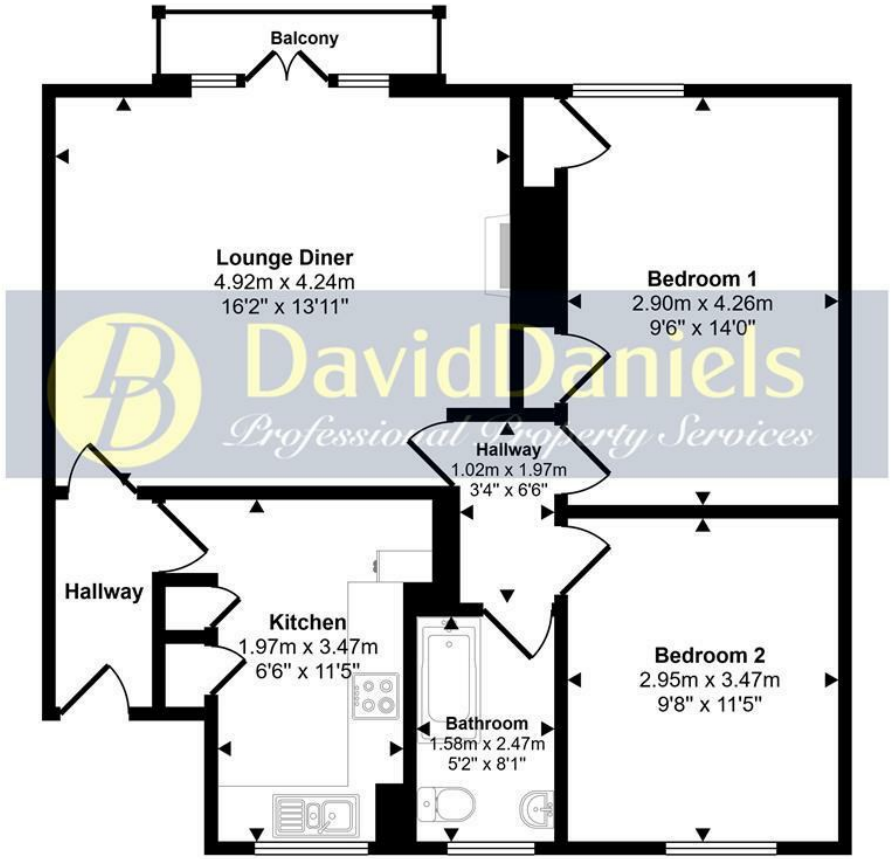






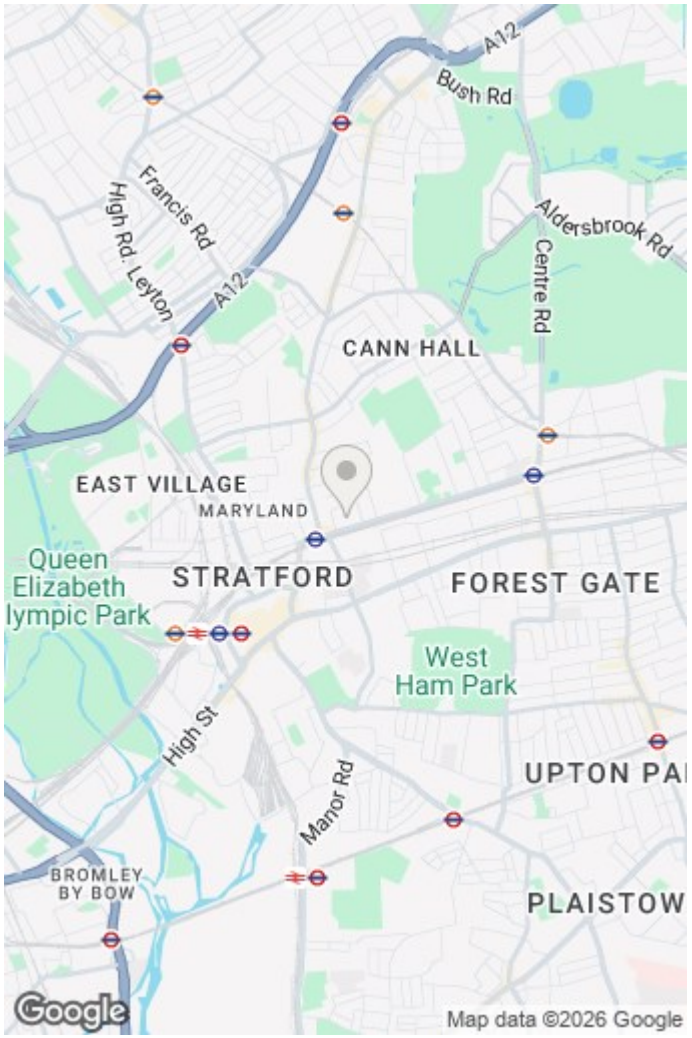


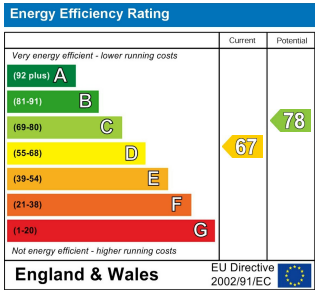
**Approx Gross Internal Area**
**66 sq m / 712 sq ft**

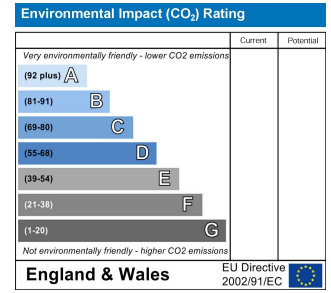



Floorplan

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.




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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