

Memorial Avenue London E15 3BT

Two Bedroom First Floor Flat Chain Free £295,000 L/H

Nestled on Memorial Avenue in London, this first-floor apartment offers a delightful living space of 638 square feet. With two well-proportioned bedrooms and a comfortable reception room, this purpose-built flat is perfect for those seeking a blend of convenience and comfort.

The property is being sold chain-free, making it an attractive option for first-time buyers or investors looking for a buy-to-let opportunity. With a potential rental income of £1,800 per calendar month, this flat presents a promising investment in a vibrant area.

One of the standout features of this apartment is its prime location. Just a short stroll from West Ham Station, residents will benefit from excellent transport links, including the Jubilee, District, and Hammersmith & City lines, ensuring easy access to central London and beyond. Additionally, the nearby Memorial Recreational Ground offers a lovely green space for leisurely walks or outdoor activities.

The flat has 86 years remaining on the lease. This property is not only a practical choice but also a wonderful opportunity to enjoy the lively atmosphere of London living. Whether you are looking to make your first step onto the property ladder or seeking a lucrative rental investment, this spacious two-bedroom apartment is well worth considering.







Entrance Via
secure communal door to communal hall way - stairs ascending to first floor - door to:

Hallway
cupboard housing water heater - wall mounted consumer unit - wall mounted entry phone - power point - wood effect floor covering - doors to:

Kitchen/ Diner



double glazed window - range of eye and base level units incorporating a sink with mixer tap and drainer - built in oven - four point electric hob with extractor fan over - space for fridge/ freezer - space and plumbing for washing machine or dishwasher - tiled splash backs - power points - wood effect floor covering.

Bathroom



wall mounted extractor fan - obscure double glazed window - three piece suite comprising of a panel enclosed bath with mixer tap to handheld shower attachment - pedestal wash basin - low flush w/c - tiled splash backs - wood effect floor covering.

Bedroom 1



dual aspect double glazed windows - wall mounted electric heater - power points - wood effect floor covering.

Lounge



dual aspect double glazed windows - wall mounted electric heater - power points - wood effect floor covering.



Bedroom 2



two double glazed windows - wall mounted electric heater - power points - storage cupboard - wood effect floor covering.

Additional Information:
The lease has 86 Years remaining (125 Years from 25 December 1988).
The current service charge is £1,849.00 per annum and is reviewed yearly.
The ground rent is £5.00 per annum.
Council Tax London Borough of Newham Band C.

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, O2 & Three: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
Vodafone: 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 superfast 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 water, mains sewerage and is heated via wall mounted electric heaters.

The title register states the following:
(07.09.1990) The land is subject to such restrictive covenants as may have been imposed thereon prior to 23 March 1979 and are stillsubsisting and capable of being enforced.

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 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.

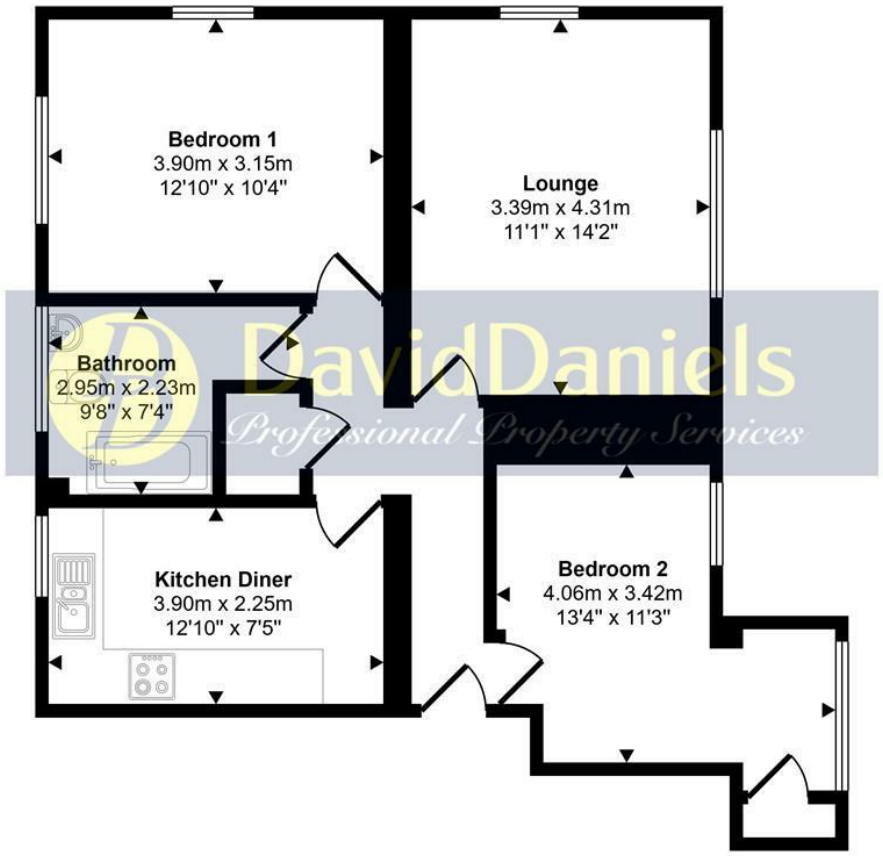








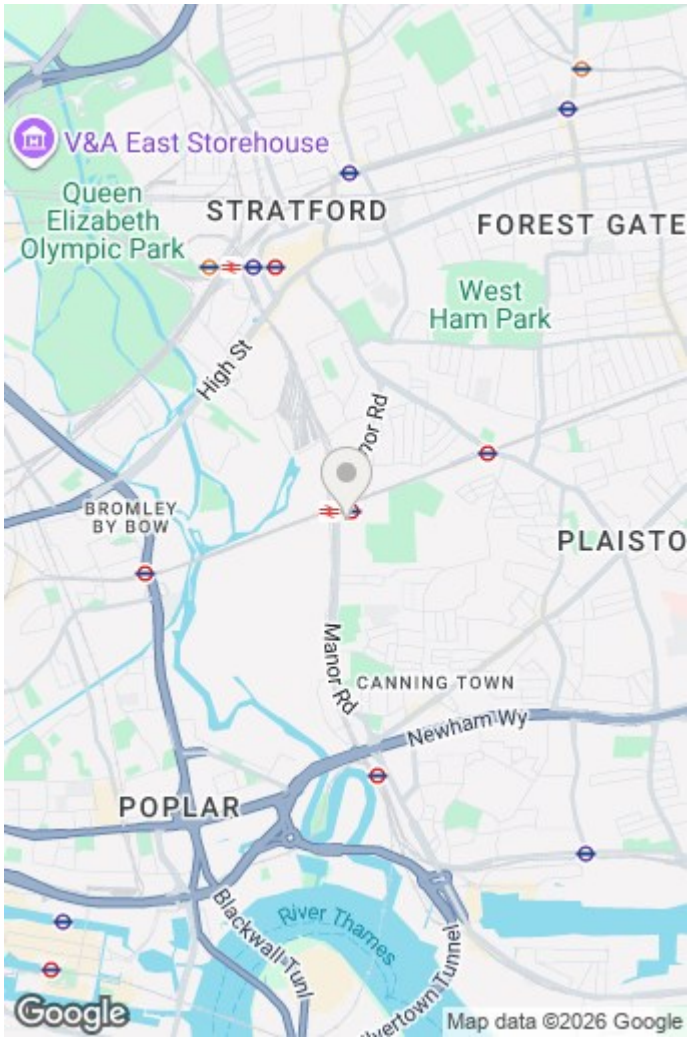
Approx Gross Internal Area
59 sq m / 638 sq ft

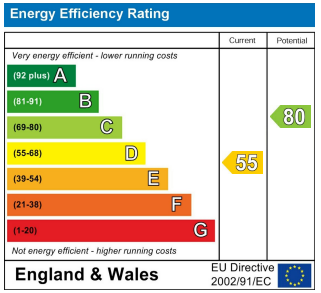


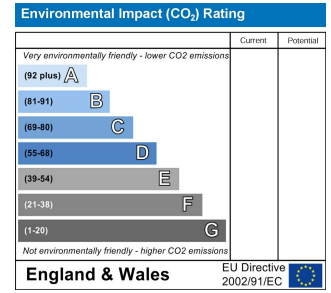
DavidDaniels
Professional Property Services

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.







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.

naea | propertymark PROTECTED

Stratford Office:
49c Leytonstone Road, Maryland Point, Stratford. London E15 1JA
Telephone: 020 8555 3521

The Property Ombudsman