



Corporation Street London E15 3HB

**Spacious Three Bedroom House With Loft & Garden Rooms Guide Price £450,000 - £475,000 F/H**

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Nestled on Corporation Street in London, this spacious three-bedroom mid-terraced house offers a fantastic opportunity for those looking to create their dream home. Spanning an impressive 1,248 square feet, the property features two reception rooms, providing ample space for relaxation and entertainment. The dining room seamlessly connects to the kitchen, making it perfect for family gatherings and social occasions.

The ground floor is equipped with a bathroom and a separate w/c, adding convenience for busy households. Additionally, a brick built garden room offers a potential home office space, while a loft room presents further potential for expansion or creative use.

Although the property requires modernisation throughout, it is currently let as a House in Multiple Occupation (HMO), with tenants in the process of vacating. This presents a unique chance for a buyer to personalise the space and add value.

Ideally located between Plaistow and West Ham stations, this home is well-connected to the rest of London, making it suitable for families and commuters alike. With its potential to transform into a delightful family residence, this property is not to be missed. Embrace the opportunity to make this house your own and turn it into a beautiful home tailored to your tastes.

#### Entrance Via

double glazed door to porch - secondary door to:

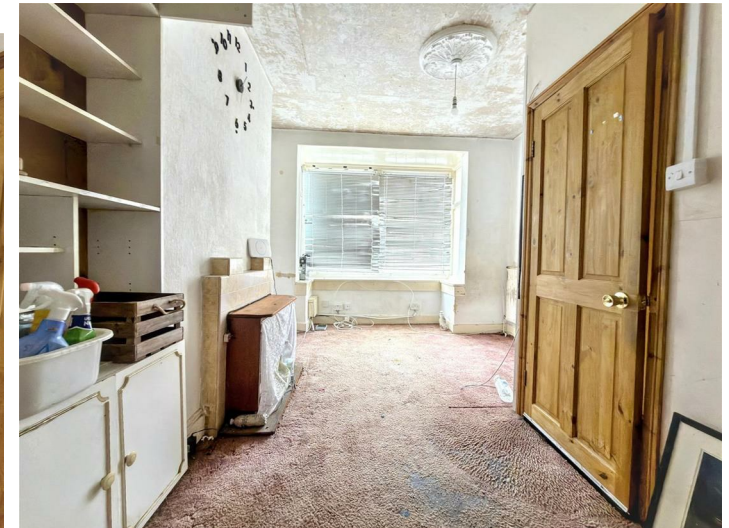
#### Hallway

stairs ascending to first floor - wall mounted electric meter and consumer unit - storage cupboard housing gas meter - radiator - doors to:

#### Lounge



double glazed three splay box bay window to front elevation - radiator - power points - carpet to remain.



## Study



double glazed window to rear elevation - radiator - power points.

## Dining Room



radiator - power point - opening to:

## Kitchen



partially glazed door to rear garden - wall mounted Vaillant boiler - range of eye and base level units incorporating a one and a half bowl stainless steel sink with mixer taps and drainer - gas cooker point - space and plumbing for washing machine - tiled splash backs - power points - door to:

## Hall

tilled floor covering- doors to:

## W/C



low flush w/c - wall mounted wash basin - radiator - tiled floor covering.

## Bathroom



obscure double glazed window to rear elevation - two piece suite comprising of a panel enclosed bath with shower over - pedestal wash basin - splash backs - radiator - tiled floor covering.

## First Floor Landing

door with stairs ascending to loft room - doors to:

### Bedroom One



double glazed window to front elevation - built in wardrobes - radiator - power points.

### Bedroom Two



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

### Bedroom Three



double glazed window to rear elevation - radiator - power points.

### Loft Room



skylight window - radiator - storage to the eaves.

### Rear Garden 22'0" x 15'5" (6.72m x 4.72m)



paved - door to:



## Garden Room



window - power points - tiled floor covering.

### **Additional Information:**

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: 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.

O2: 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.

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 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 states the following:

(18.07.1991) A Conveyance dated 16 May 1900 made between (1) The British Land Company Limited and (2) John Jabez Bassett contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

(18.07.1991) The land is subject to the following rights reserved by a Conveyance of the land in this title dated 30 May 1956 made between (1) George Albert James Norkett (Vendor) and (2) Sylvan St. George Wallace (Purchaser):-  
"Excepting and Reserving unto the vendor and his successors in title all rights easements quasi-easements and quasi-rights now enjoyed by the Vendors adjoining properties Numbers 103, 105, 109 and 111 Corporation Street aforesaid over the property hereby conveyed"

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

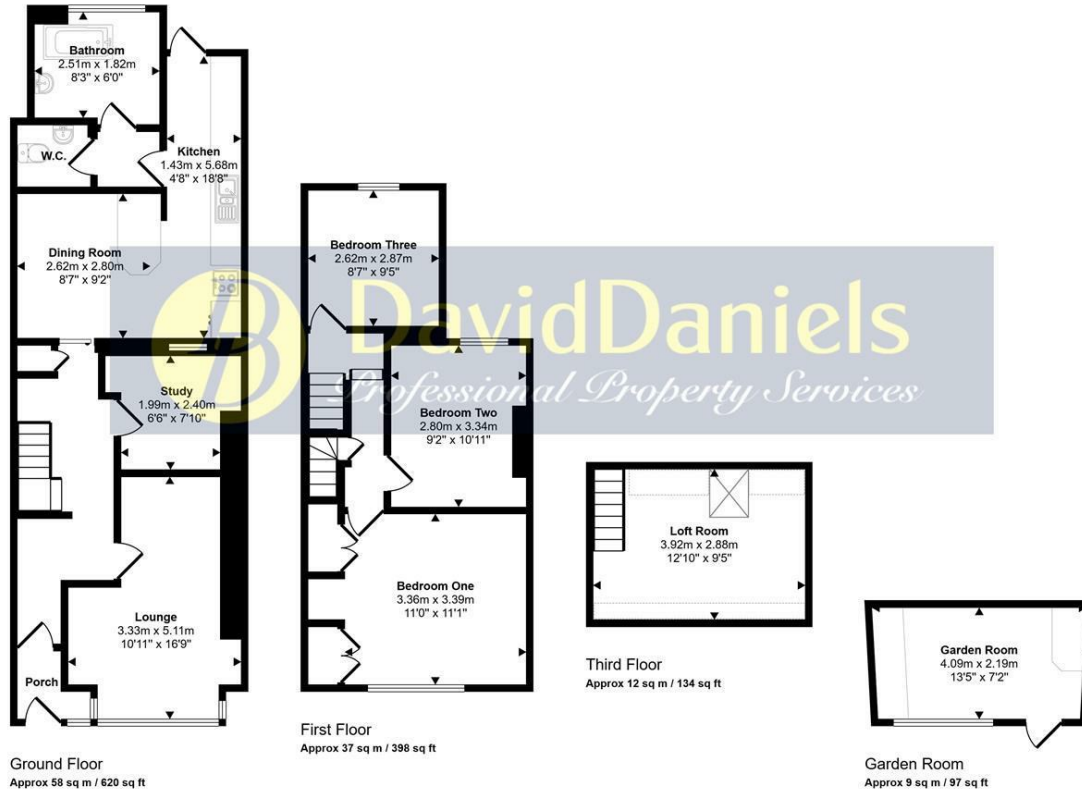
completely independent.

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

### **Disclaimer**

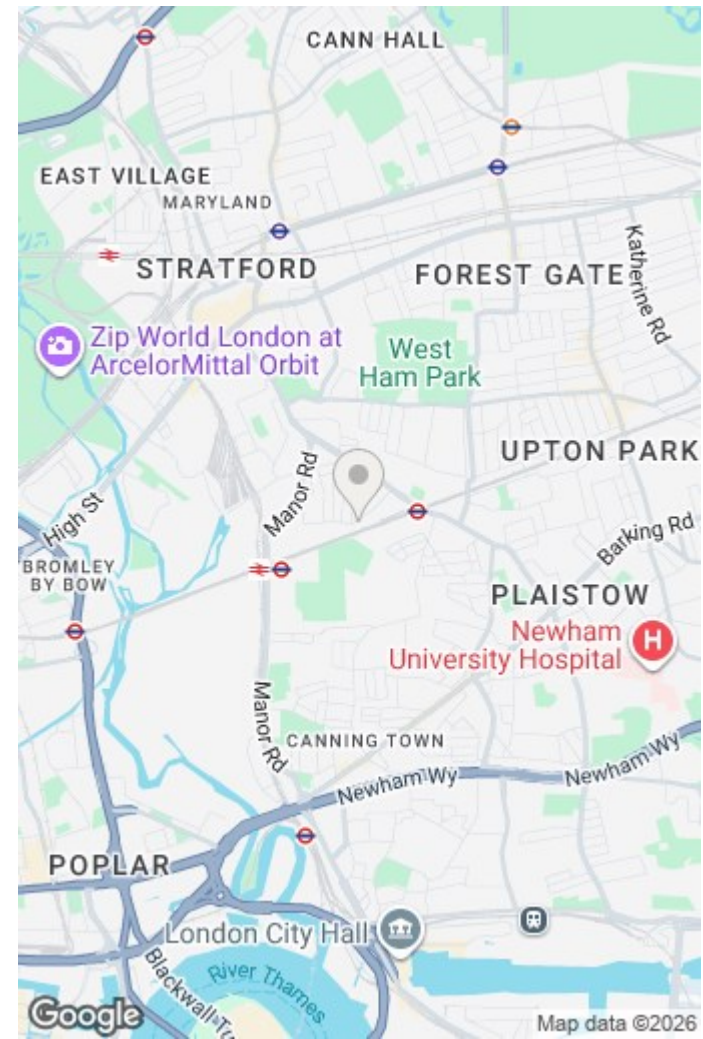
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been 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  
116 sq m / 1248 sq ft



Denotes head height below 1.5m

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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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