



Chobham Road, London E15 1LX

Well Presented Chain Free One Bedroom Apartment

Offers Over £250,000 L/H



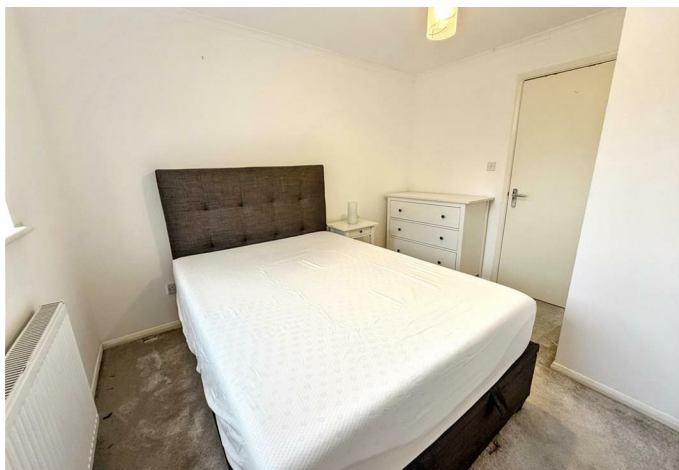
Located on the first floor of a well-maintained building on Chobham Road, E15, this one-bedroom apartment offers 407 sq ft of practical living space, making it an excellent option for first-time buyers, professionals, couples, or investors.

The property comprises a bright and spacious reception room, a well-proportioned bedroom, a well-equipped kitchen, and a fully tiled bathroom. Neatly presented throughout, the apartment is ready to move into while also offering scope for personalisation.

Offered chain free, the property provides an opportunity for a straightforward purchase. A significant benefit is the ongoing lease extension, which will extend the lease term so that it expires on 23 June 2200, resulting in a substantial 173 years remaining. Upon completion of the extension, the ground rent will be reduced to a peppercorn. The seller is actively progressing the extension and aims to have it completed as soon as possible; however, should this not be achievable before completion, the lease extension will be completed simultaneously with the sale.

Ideally positioned between Leyton and Stratford stations, the apartment benefits from excellent transport connections into Central London, Canary Wharf, and beyond. Residents can also enjoy easy access to the extensive shopping, dining, and leisure facilities of Westfield Stratford City, while Drapers Field is within walking distance, offering a pleasant green space close to home.

Combining convenience, strong transport links, and long-term lease security, this property presents an excellent opportunity to acquire a home in a well-connected and increasingly popular East London location.



Entrance Via

communal door to communal hallway - stairs ascending to first floor - door to:

Hallway

cupboard housing consumer unit and electric meter - wall mounted entry phone - radiator - power point - wood effect floor covering - doors to:

Lounge



double glazed window to front elevation - radiator - power points - wood effect floor covering.



Shower Room



obscure double glazed window - wall mounted extractor fan - wall mounted shaver point - three piece suite comprising of a shower cubicle with rainfall shower head and handheld shower - vanity sink unit with mixer tap - low flush w/c - tiled walls - storage cupboard - heated towel rail - tiled floor covering.

Kitchen



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



Bedroom



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



Additional Information:

The lease is currently being extended and will expire on 23 June 2200, resulting in a remaining term of 173 years. Upon completion of the extension, the ground rent will reduce to a peppercorn. The seller is aiming to finalise the lease extension

as soon as possible; however, in the worst-case scenario, it will be completed simultaneously with the sale completion. The current lease has 84 Years remaining (125 years from 24 June 1985).

The current service charge is £2,220.00 per annum and is reviewed yearly.

The current ground rent is £125.00, rising to £200.00 per annum. However, will revert to a fixed peppercorn once the lease extension is completed.

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, O2, Three & 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:

3 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.

5 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.

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.

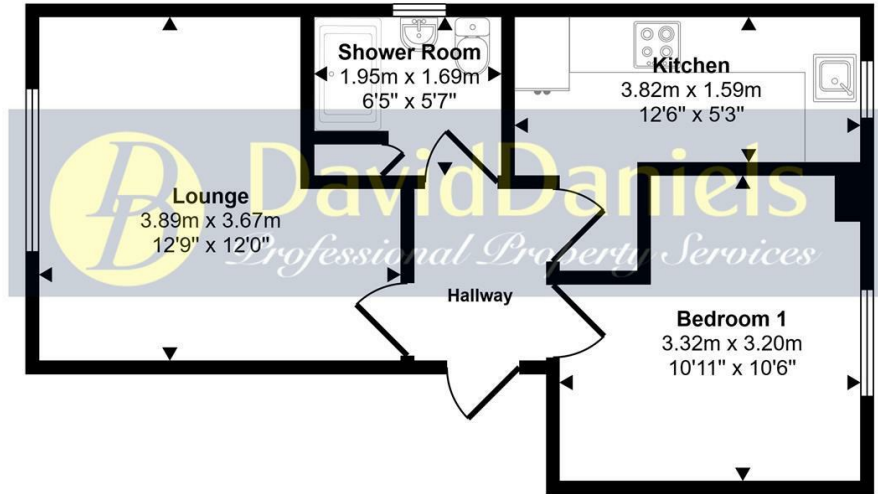
As part of our legal obligations under the Money Laundering Regulations 2017 (including Regulation 41), estate agents are required to carry out customer due diligence and ongoing monitoring for both vendors and purchasers. This includes verifying identity and, where applicable, source of funds. Any documentation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

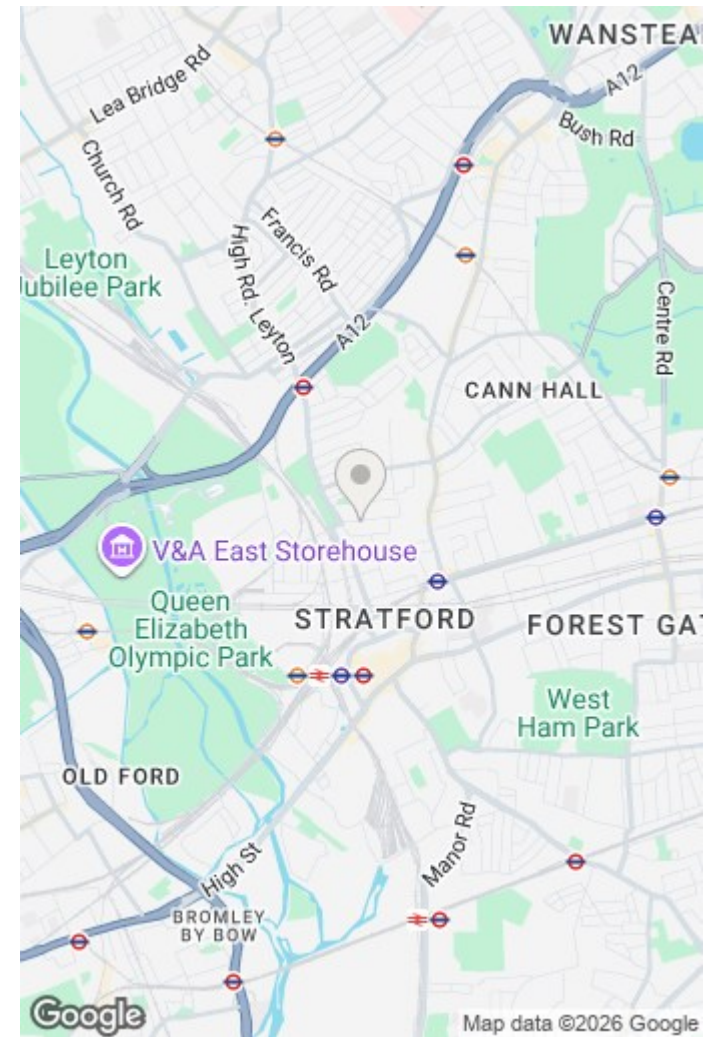


Approx Gross Internal Area
38 sq m / 407 sq ft



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	76
(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	



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