



Grayling Close London E16 4PB

**2-Bed Semi-Detached House Offered Chain Free With Allocated Parking £385,000 F/H**



Situated within a quiet cul-de-sac on Grayling Close, E16, this semi-detached two-bedroom house is offered chain free and presents a good opportunity for buyers looking to purchase a home they can update to their own taste in a well-connected East London location.

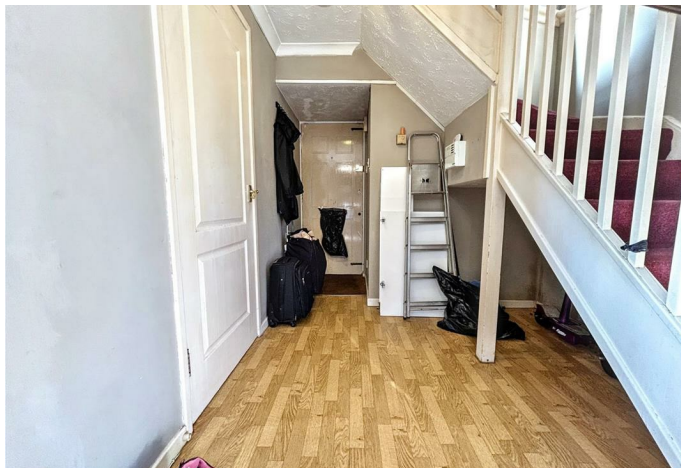
The ground floor offers a straightforward layout. On entry, there is a kitchen positioned toward the front of the property, with a useful adjacent storage cupboard, while to the rear sits a lounge/diner providing the main living space. This room opens out to the rear garden measuring 29 feet, offering outdoor space with scope for improvement.

The first floor comprises two bedrooms arranged off the landing, along with a family bathroom. The accommodation is practical in its layout and would benefit from modernisation throughout.

The location is well suited to commuters, with Star Lane DLR Station and West Ham Station within close proximity, offering excellent transport links via the Jubilee, District, Hammersmith & City lines, DLR and National Rail services. Memorial Recreation Ground is also close by, providing green open space for leisure and recreation.

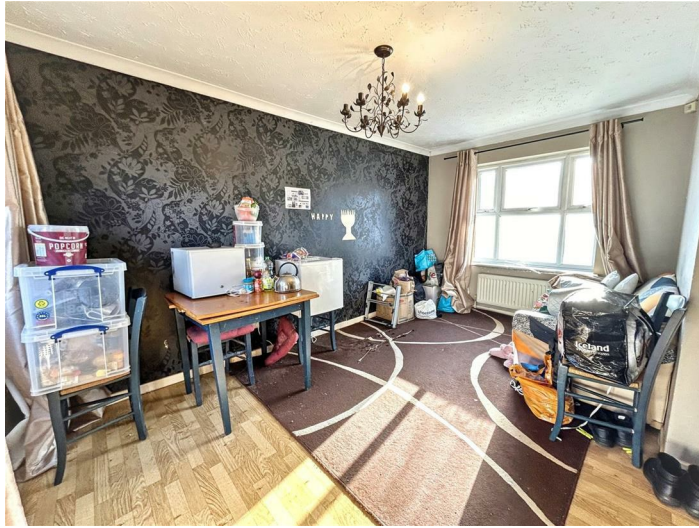
Further details include an annual service charge of £425.58, covering the maintenance of communal shrubs and lighting, along with a fixed ground rent of £5.00 per annum.

This chain-free property offers a well-located home with potential to improve, making it suitable for first-time buyers, investors or downsizers looking to add value over time.

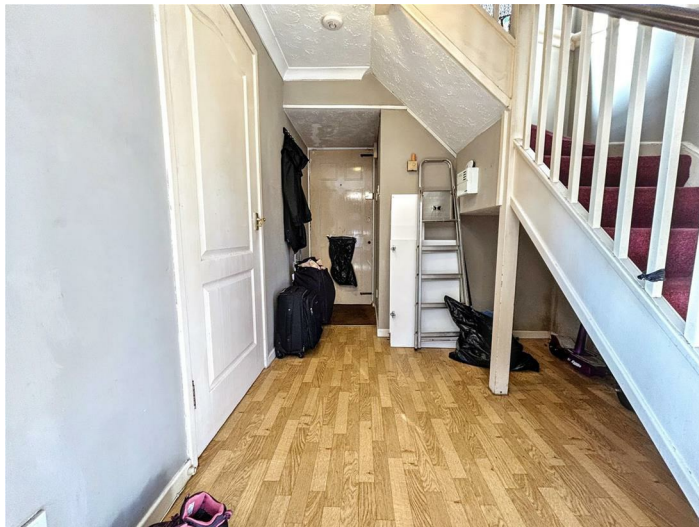


Entrance Via  
front door to:

Lounge/ Diner



dual aspect double glazed windows - stairs ascending to first floor - two radiators - power points - wood effect floor covering - double glazed door to rear garden - door to:



Kitchen



double glazed window - wall mounted Worcester boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven - four point gas hob with extractor fan over - tiled splash backs - power points - tiled floor covering.

First Floor Landing

storage cupboard - carpet to remain - doors to:

Bedroom Two



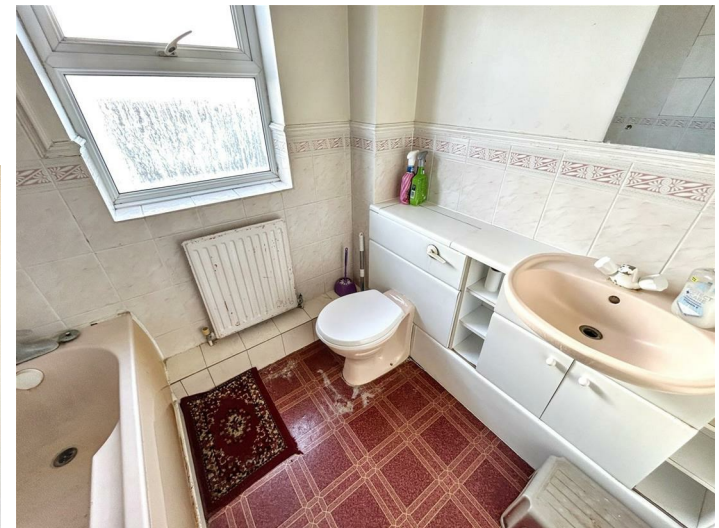
double glazed window - radiator - power point - carpet to remain.

Bedroom One



double glazed window - built in wardrobe - radiator - power points - carpet to remain.

Bathroom



ceiling mounted extractor fan - double glazed obscure window - radiator - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c with a concealed cistern - partially tiled walls - vinyl floor covering.



**Rear Garden**  
**24'1" x 29'9" (7.35 x 9.08)**



partially paved with remainder laid to lawn - side access.

**Additional Information:**

The current service charge is £425.58 per annum and is reviewed yearly.

The ground rent is £5 per annum.

Council Tax London Borough of Newham Band C.

Parking: Communal residents parking, allocated space.

An Ofcom online search shows that there is the following coverage via the following mobile networks:  
EE, O2, Three & 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, 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:

2 The mines and minerals are excepted.

3 (02.09.1992) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 19 August 1992 referred to in the Charges Register.

4 (02.09.1992) The Transfer dated 19 August 1992 referred to above contains a provision as to light or air and boundary structures.

2 RESTRICTION:-Except under an order of the Registrar no disposition by the proprietor of the land or Assent by the personal representatives is to be registered unless a certificate signed by the Secretary or Solicitor of Holding & Management (Solitaire) Limited is furnished that the provisions of clause 9A in the Transfer dated 19 August 1992 referred to in the Charges Register have been complied with.  
3 (07.10.1997) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

1 (02.09.1992) A Transfer of the land in this title dated 19 August 1992 made between (1) Barratt London Limited (2) Holding & Management (Solitaire) Limited and (3) John Leslie Peters and Rose Lilian Peters contains restrictive covenants.

NOTE 1: Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the Registers of this title

NOTE 2: Original filed.

2 The Transfer dated 19 August 1992 referred to above contains a grant of rentcharges as therein mentioned.

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.

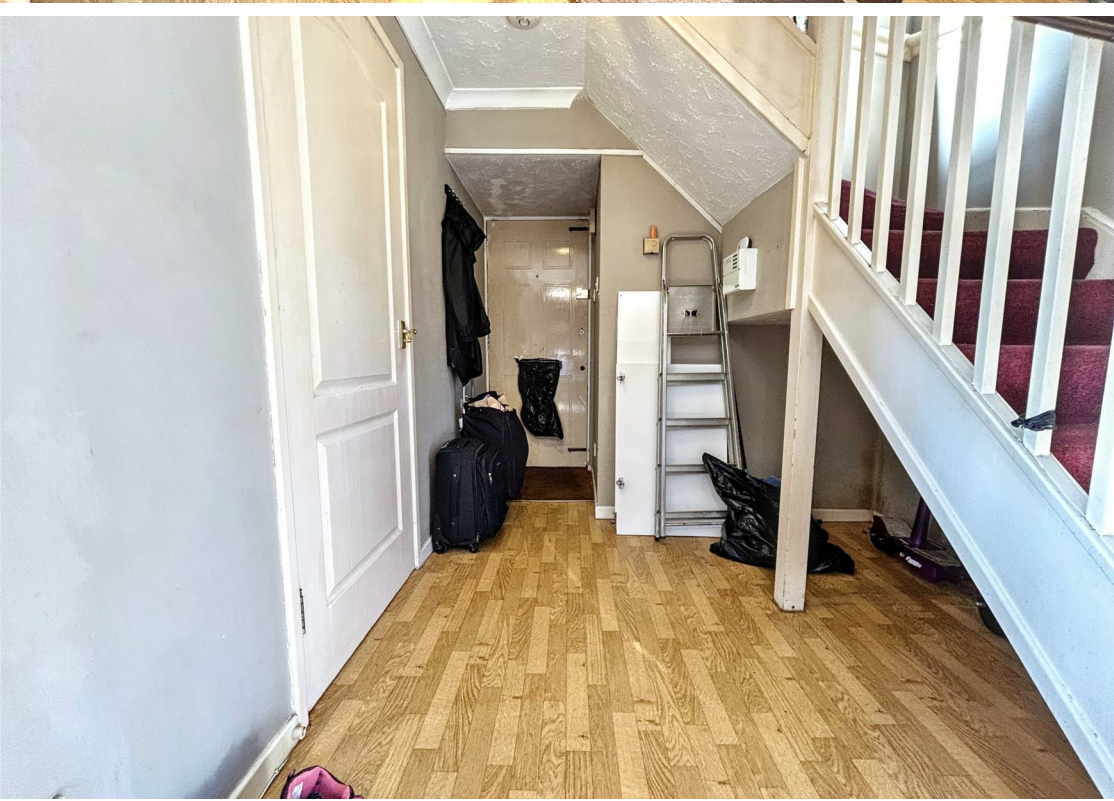
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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**

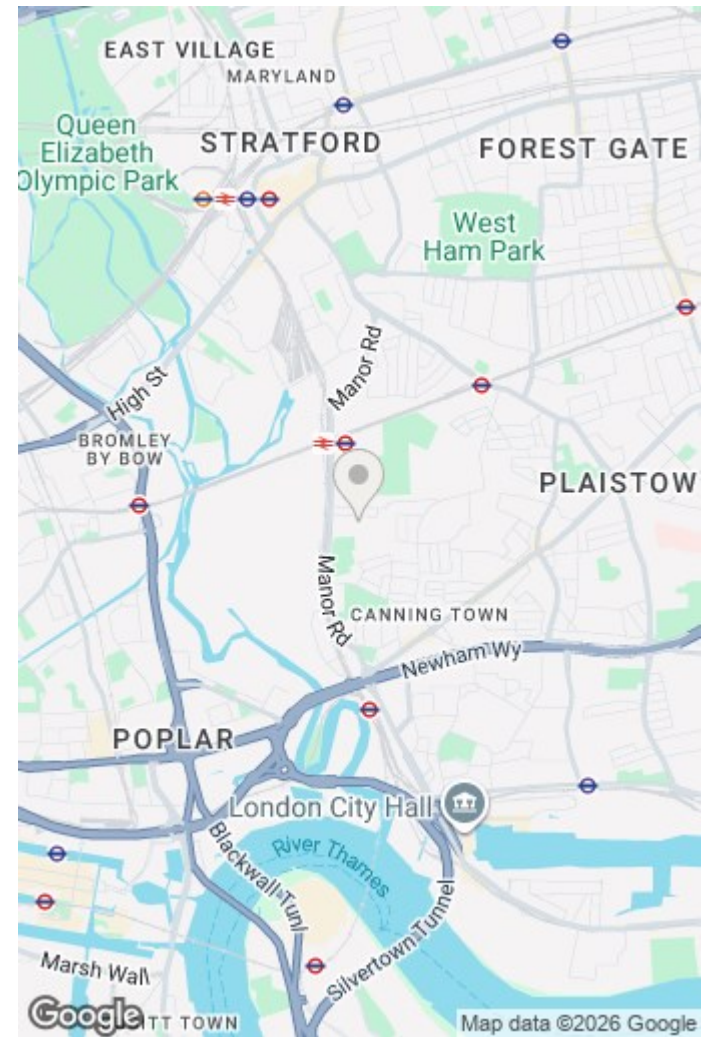
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, 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  
47 sq m / 511 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.



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.

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			
		70	85
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	



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

