



Forest Lane London E15 1HS

Well Presented Two Bedroom Seventh Floor Apartment With Balcony Offers Over £325,000 L/H



This well-presented two-bedroom apartment offers a delightful living experience on the seventh floor. The property boasts two spacious double bedrooms. The open-plan lounge and kitchen create a modern and inviting atmosphere, seamlessly extending to a charming balcony where one can enjoy the skyline.

Residents of this purpose-built apartment benefit from a range of amenities, including a dedicated concierge service and a communal terrace, perfect for socialising or unwinding. The building has recently undergone significant improvements, including cladding works, and now holds an EWS1 certificate with an impressive A1 rating, ensuring peace of mind regarding safety and quality.

Conveniently located, the apartment is just a short stroll from Maryland station, which is well-served by the Elizabeth line, providing excellent transport links across London. Additionally, the renowned Westfield Stratford shopping centre and the expansive Queen Elizabeth Olympic Park are easily accessible, offering a wealth of leisure and retail options.

This property presents an ideal opportunity for those seeking a modern urban lifestyle in a well-connected area. Whether you are a first-time buyer or looking to invest, this apartment is sure to impress with its combination of comfort, convenience, and contemporary living.

**Entrance Via:**

communal door to communal lobby - stairs and lift ascending to seventh floor - door to:

**Hallway:**

wall mounted entry phone - storage heater - two storage cupboards - power points - wood effect floor covering - doors to:

**Open Plan Lounge/Kitchen:****Open Plan Lounge/Kitchen:**

double glazed window with wooden shutters - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - built in oven with four point hob with extractor fan over - integrated fridge/freezer - integrated washing machine - tiled splash backs - power points - partially vinyl floor covering with remainder wood effect floor covering - double glazed door to balcony:

Open Plan Lounge/Kitchen:



Open Plan Lounge/Kitchen:



Balcony View:



Open Plan Lounge/Kitchen:



Balcony:



Main Bedoom:



double glazed window with wooden shutters - built in wardrobe - wall mounted electric heater - power points - carpet to remain.

**Bedroom Two:**

double glazed window with wooden shutters - wall mounted electric heater - power points - carpet to remain.

**Bedroom Two:****Bathroom:**

three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - wall mounted wash basin - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

**Communal Terrace:****Additional Information:**

The lease has 105 Years remaining.  
The current service charge is £2939.16 per annum and is reviewed yearly.

The ground rent is £150.00 per annum.  
Council Tax London Borough of Newham. Band C.

Parking: No parking is available.

An Ofcom online search shows that there is the following coverage via the following mobile networks:  
EE: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.  
Three: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.  
O2: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.  
Vodafone: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

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 water, mains sewerage and is heated via electric heaters.

The title register states the following:

A Transfer of the land tinted pink on the title plan dated 3 April 1991 made between (1) The Mayor and Burgesses of The London Borough of Newham (formerly known as The Mayor Aldermen and Burgesses of the County Borough of West Ham) ("the Transferor") and (2) Steadlease Limited of 152 Seven Sisters Road, London, N7 7PL ("The Transferee") contains the following covenants:- "The Transferee hereby covenants with the Transferor to the intent and so as to bind the land hereby transferred into whosoever hands the same may come and to benefit the adjoining land of the Transferor or any part thereof not to use or permit or suffer to be used the land hereby transferred or any part thereof for residential purposes."

By a Deed of Release dated 27 February 2003 made between (1)The Mayor and Burgesses of The London Borough of Newham and (2)Toynbee Housing Association Limited and Boleyn & Forest Housing Society Limited the covenants contained in the Transfer dated 3 April 1991 referred to above

were expressed to be released.

The land tinted brown on the title plan is subject to such restrictive covenants as may have been imposed thereon before 23 June 2004 and are still subsisting 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:

Knight Richardson Solicitors £200.

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.

#### **Mortgage**

We offer a full range of mortgage and financial advice. Please call to discuss your requirements.

#### **Viewing**

To view this property please call us to make an appointment on 020 8555 3521.

#### **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.

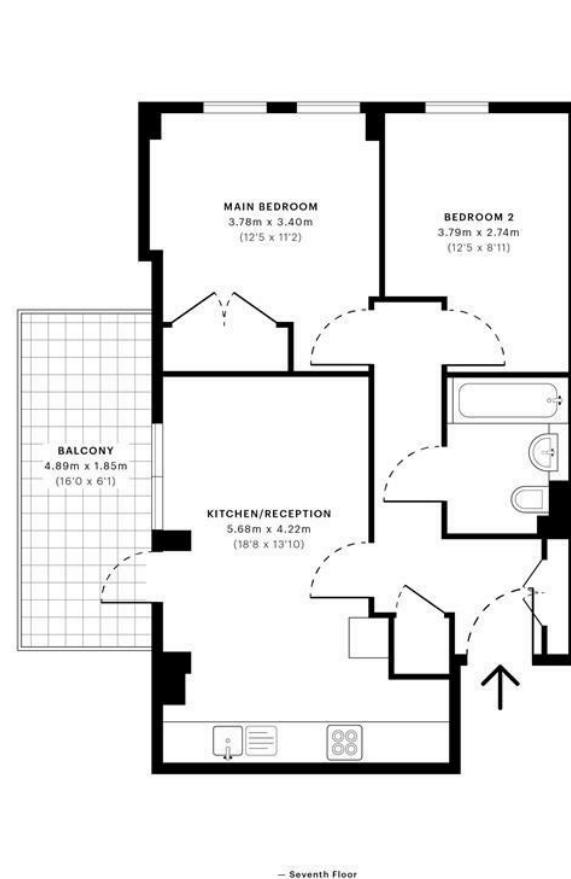


Ibex House, E15

CAPTURE DATE 27/02/2023 LASER SCAN POINTS 38,770,665

GROSS INTERNAL AREA

54.61 sqm / 587.82 sqft



54.61 sqm / 587.82 sqft



51.95 sqm / 558.19 sqft



8.69 sqm / 96.77 sqft



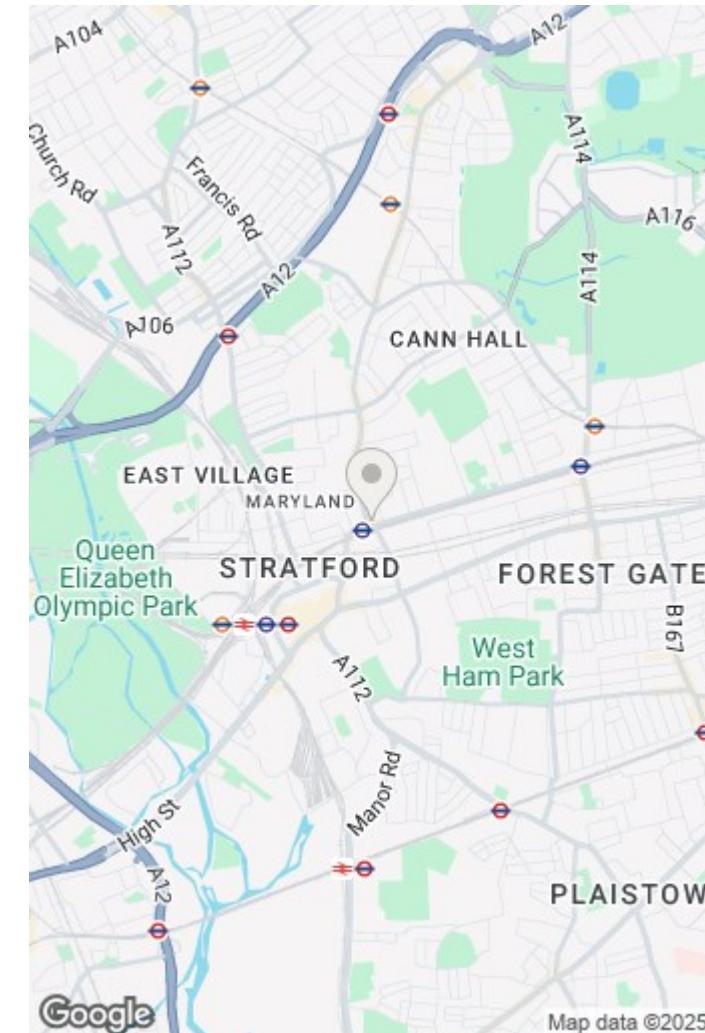
0.00 sqm / 0.00 sqft



Specified floor plans are produced in accordance with  
 Royal Institution of Chartered Surveyors' Property Measurement Standards.  
 Plots and gardens are illustrative only and excluded from area calculations.  
 Due to rounding, numbers may not add up precisely.  
 All measurements shown for the individual rooms and within  
 are the maximum points of measurements captured in the scan.

apric id: 563f49f5c1795620de6fe3dfe  
 plan 08 measurements: 53.39 sqm / 580.20 sqft  
 plan 09 measurements: 41.31 sqm / 443.96 sqft

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	80	80
(55-68) D		
(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 <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

