



Steele Road Leytonstone E11 3JB

Well Presented One Bedroom First Floor Period Conversion £325,000 SOFH

Nestled on Steele Road in the vibrant area of Leytonstone, we are delighted to present this spacious and well-maintained one-bedroom flat, located on the first floor of a charming period conversion. This property boasts a generous lounge that offers a welcoming atmosphere. The kitchen/diner is thoughtfully designed, providing ample space for dining.

The property is being sold with a share of the freehold, accompanied by a lease that has an impressive 990 years remaining, offering peace of mind for future ownership. Additionally, a notable feature of this flat is the new condensing boiler, installed in 2018, ensuring efficient heating and comfort throughout the year.

The location is particularly advantageous, as it is just a short stroll from High Road Leytonstone, where you will find a variety of shopping facilities and excellent transport links, making commuting a breeze. For those who enjoy the outdoors, the picturesque Wanstead Flats are also easily accessible, providing a lovely space for leisurely walks or picnics.

This flat presents an ideal opportunity for first-time buyers looking to make their mark on a property. With its spacious layout and prime location, it is a perfect canvas for you to personalise and create your dream home. Do not miss the chance to view this delightful flat and envision the possibilities it holds.

Entrance Via

double glazed door to hall which houses the electric meter and consumer unit - stairs ascending to:

Hallway



double glazed window - access to loft - radiator - power points - storage cupboard housing gas meter - carpet to remain - doors to:

Lounge



double glazed three splay bay window - radiator - feature fireplace - storage cupboard - power points - exposed floor boards.





Bedroom



double glazed window - radiator - feature fireplace - storage cupboard - power points - carpet to remain.



Bathroom



obscure double glazed window - three piece suite comprising of a shower cubicle - pedestal wash basin - low flush w/c - tiled walls - vinyl floor covering.



Kitchen/Diner



double glazed window - wall mounted Vaillant boiler - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - radiator - exposed floor boards.



Additional Information:

The property is a share of freehold with a lease attached, the lease has 990 Years remaining.
 The current service charge is £0.00.
 The ground rent is £0.00 per annum.
 Council Tax London Borough of Waltham Forest 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: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
 O2: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
 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:

(17.10.2017) A Conveyance of the freehold estate in the land in this title and other land dated 6 February 1882 made between (1) The Several Persons Whose Names Descriptions and Seals are set out in the Schedule thereto and (2) The United Land Company Limited. contains covenants details of which are set out in the schedule of restrictive covenants hereto.

(17.10.2017) The following are details of the covenants contained in the Conveyance dated 6 February 1882 referred to in the Charges Register:-The said several persons parties hereto of the first part doth Hereby for himself his heirs executors administrators and assigns covenant with the other of them his heirs and assigns and also as a separate Covenant with the said Company their successors and assigns that they the said several persons parties hereto of the first part their heirs and assigns and all persons claiming under them respectively.....will observe perform and fulfil all and every the covenants restrictions and agreements as to the mode of building on and the occupation of the Plots respectively purchased by or conveyed to them expressed or contained in the said First Schedule so far as the same respectively relate to the said respective Plots so purchased by or conveyed to them as aforesaid and so far as the said covenants restrictions and agreements are on their parts respectively to be observed performed and fulfilledPROVIDED ALWAYS that no Covenant herein contained shall be personally binding on any person or persons except whilst he or they shall respectively be seized of or entitled to the Plot or Plots in respect of which the same Covenant is entered into.

THE FIRST SCHEDULE TO WHICH THE ABOVE INDENTURE REFERS

STIPULATIONS

1. **FRONTAGES.** Of each corner Lot the shorter external boundary shall be deemed the front and the longer the side or flank; and houses thereon shall be built accordingly.
2. **BUILDING LINES.** The building lines are to be at the distances from the road boundaries shown on the Plan and excepting

ordinary architectural dressings, or bay windows no erection or building or portion thereof is to project upon or overhang the space between building lines and road boundary.

3. **FENCES.** Each Purchaser is to make when required and afterwards to maintain close boundary fences on the sides of his Lot or group of Lots marked T within the boundary lines those between building line and road boundary not more than 5 feet high those behind building lines not less than 5" nor more than 6" feet high. If any Purchaser shall make default in erecting any such fence as aforesaid within 30 days or in repairing any such fence within 10 days after notice requiring him so to do shall have been given to him or left for him at his residence or on his Lot or group of Lots by any adjoining Purchaser or (in the absence of sale) by the Company then such adjoining Purchaser, or such Company, shall be at liberty forthwith to erect or repair, any such fence, or to erect and keep in repair a temporary fence; and the Purchaser making any such default shall, on demand, repay to such adjoining Purchaser or the Company, all moneys expended by the former or latter for the purposes aforesaid, and all expenses relating thereto.

4. **ROADS AND SEWERS.** The Company have formed the roads and sewers on the Estate; and every Owner of a Lot, and his tenants, shall at all times have free use of the same; provided always, that until the public authorities shall take upon themselves the repair thereof, the Owner of each Lot is to pay to the Company his proportion of any repairs, or cost of maintenance thereof, and the expenses connected therewith, which may be performed or incurred by them; such proportion to be adjusted by the Company's Surveyor, with reference to the frontages of the Lots.

5. **OTHER ROADS OR WAYS.** No Lot, or portion thereof, is to be made into or used as a road or way.

6. **TEMPORARY ERECTIONS.** No temporary building of any kind is to be erected on any Lot, except sheds or workshops, to be used only for the works incidental to the erection of the house or houses, or other structures to be built thereon, or on some other Lot.

7. **HOTEL AND SHOP LOTS.** On no Lot shall any hotel, tavern, public- house, beer-house or shop for the sale of intoxicating liquor of any kind, either by wholesale or retail, to be consumed on or off the premises, be built, nor shall any other house be used as such, except the house to be erected on Lot 86, which will have the privilege of selling wine, beer or spirits, or other intoxicating liquors in bottle, to be consumed off the premises, and no building erected on any Lot, except Lots fronting Leytonstone Road, shall be used as a Shop, and

no Lot shall any manufacture be carried on.

8. BUILDING VALUES. Houses and shops on the Lots fronting Leytonstone Road to be of the minimum cost (exclusive of stabling) of £400 each; Private Houses fronting Cannhall Lane £300 each, and other Roads, £200 each.

9. BUILDINGS. On no Lot shall more than one house be built, nor, until a house be built, shall any domestic office, or stable, or other inferior permanent building, be erected.

10. PARTY WALLS. The side wall of any house on any Lot can be built as a party-wall, that is to say, having one moiety of its thickness on an adjoining Lot.

11. WATER CLOSETS AND PRIVIES. On no Lot shall any water-closet or privy be erected detached from other buildings.

12. PROHIBITIONS. No house or building erected on any Lot shall be used for the carrying on of any noisy, noisome, or offensive trade or business whatsoever; nor shall any house, building, or Lots be used for any purpose which may be a nuisance or annoyance to any adjoining Owner or to the Company, their successors or assigns, or to the neighbourhood.

13. GRAVEL, &c. Upon no Lot shall any person excavate any gravel, clay or any material of any kind whatsoever, nor shall any brickmaking be carried on on the property; nor shall any sale of building materials be held on any lot.

14. RIGHTS RESERVED. The Company reserve the right of allowing a departure from these stipulations to any one or more cases.

NOTE: The Plan referred to in the Schedule was not lodged on first registration.

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.

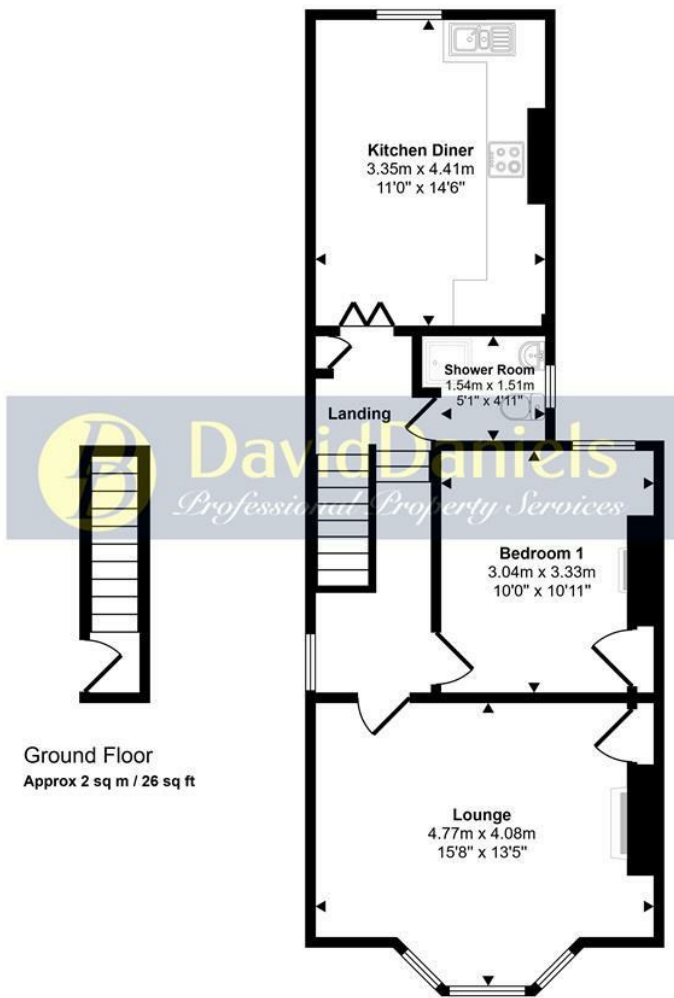
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

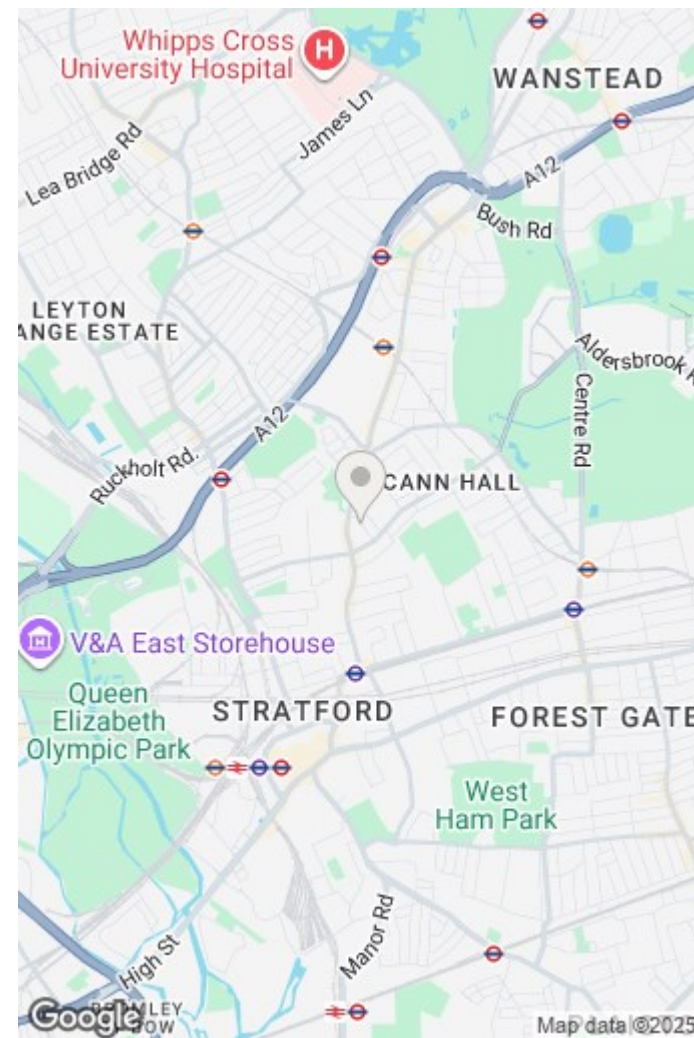
Disclaimer

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
57 sq m / 614 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		75	75
(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	

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.



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