

Otter Close, London E15 2PZ

Stylish, Chain Free One Bedroom Flat With Unallocated Parking **£275,000 L/H**

Situated in the desirable Otter Close development in Stratford E15, this well-presented, south-west-facing one-bedroom apartment offers modern and comfortable living in a convenient location. Positioned on the first floor, the property enjoys plenty of afternoon sunshine and pleasant canal views from the windows. It features a bright and spacious open-plan kitchen, living and dining area, with a Juliette balcony providing a pleasant addition to the living space.

The modern kitchen is well equipped with integrated appliances and flows naturally into the living and dining area, creating a sociable and practical space. The property also features a well-proportioned double bedroom, handy built-in storage and a contemporary three-piece bathroom suite.

With 164 years remaining on the lease (189 years from 29/09/2002), the apartment offers excellent long-term security for both homeowners and investors. Further benefits include zero ground rent and water charges included within the service charge. Residents also benefit from access to a communal residents' car park, with unallocated parking available by online permit.

The location is ideal, with the Queen Elizabeth Olympic Park, Pudding Mill Lane Station, Stratford Station and Westfield Stratford City all within easy reach. Pudding Mill Lane DLR is just a short walk away, while Stratford Station provides excellent transport links across London, including the Central, Jubilee, Elizabeth and DLR lines, as well as National Rail services. Westfield offers an extensive choice of shops, restaurants and leisure facilities.

This well-presented apartment would make an excellent first-time purchase or investment opportunity and is offered vacant and chain-free. It offers a fantastic opportunity for anyone seeking a modern home in a well-connected part of East London.

Entrance Via
secure communal door to communal hallway - stairs ascending to first floor - door to:

Hallway
wall mounted consumer unit - storage cupboard housing water heater - storage cupboard - wood effect floor covering - doors to:

Lounge/ Diner





double glazed sliding door to Juliette balcony - two double glazed windows - storage heater - power points - wood effect floor covering - opening to:



Kitchen



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

Bedroom



double glazed window - electric heater - power point - wood effect floor covering.



Bathroom



wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with electric shower and separate mixer tap - vanity sink unit with mixer tap - low flush w/c with concealed cistern - partially tiled walls - tiled floor covering.

Local Area





Additional Information:
The lease has 164 Years remaining (189 years from 29/09/2002).
The current service charge is £2,179.00 per annum and is reviewed yearly. This includes the water bill.
The ground rent is £0.00 per annum.
Council Tax London Borough of Newham Band B.

Parking: Communal residents car park, unallocated parking. Online permit required.

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. You may be able to get limited indoor coverage.
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 water, mains sewerage and is heated via electric heaters.

The title register states the following:
2 (08.10.2018) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
3 (08.10.2018) The registered lease was granted under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993.
4 (08.10.2018) The land has the benefit of the following rights granted by the Conveyance dated 9 December 1941 referred to in the Charges Register:-
"Together with the right (in common with the Corporation its successors assigns and grantees and all persons for the time being entitled thereto) and subject to the observance of the covenant hereinafter contained to pass or repass at all times with or without vehicles over so much of the viaduct and roadway leading from Stratford High Street to the Southern corner of the land hereby conveyed as is delineated and hatched blue on the said plan but subject to the provisions of the said covenant."
5 (08.10.2018) The Conveyance dated 9 December 1941 referred to above contains the following provisions:-
"IT IS hereby declared as follows:-
(a) Notwithstanding anything contained herein the Corporation shall be at liberty to deal with their other lands free from all restrictions and to sell or demise such other lands in such parcels and upon such terms and conditions and subject to or free from any restrictions as they may think fit.
(b) The Corporation reserve to themselves their successors and assigns purchasers lessees and tenants the right at all times to alter rebuild increase the height of or add to any building erected or to be erected on any land facing adjoining or near to the said land hereby conveyed and either to rebuild on the site of the existing buildings or on any other part of the land held with the same and with all such windows and openings for light and air and in such manner in all respects as they may think fit."
6 (08.10.2018) A Conveyance of the freehold estate in the land in this title and other land dated 24 March 1958 made between (1) The British Transport Commission (Commission) and (2) B.R.S. (Pickfords) Limited contains the following provision:-
"IT IS HEREBY FURTHER AGREED AND DECLARED as mentioned in Part II of the Second Schedule hereto.
There shall not be included in this Conveyance any easement or right of light air or support or other easement or right which would restrict or interfere with the free use by the Commission or any person deriving title under them for building or any other purpose of any adjoining or neighbouring land of the Commission and there shall be reserved to the Commission the right at any time to erect or suffer to be erected any buildings or other erections and to alter any buildings or other erections now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property and any access of light and air over the adjoining land of the Commission shall be deemed to be enjoyed by the licence or consent of the Commission and not as of right."
8 (08.10.2018) The Lease prohibits or restricts alienation.
2 (08.10.2018) A Transfer of the land in this title dated 27 August 2004 made between (1) Fairview New Homes (Stratford) Limited and (2) Piervalley Limited contains restrictive covenants.
NOTE 1: Where relevant, the provisions contained in the deeds set out in the register of the transferor's title referred to in the Transfer are set out in the register of this title

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.

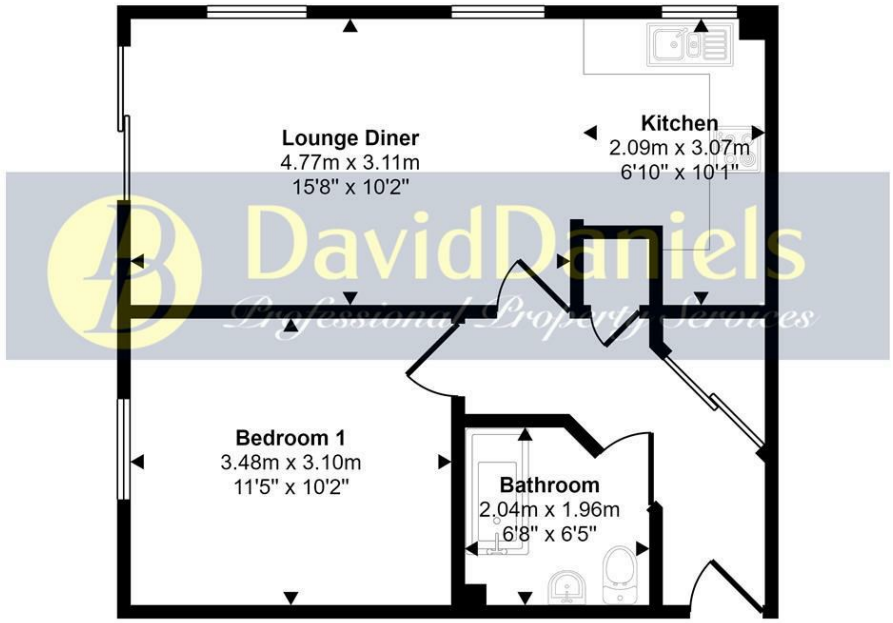
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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 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.

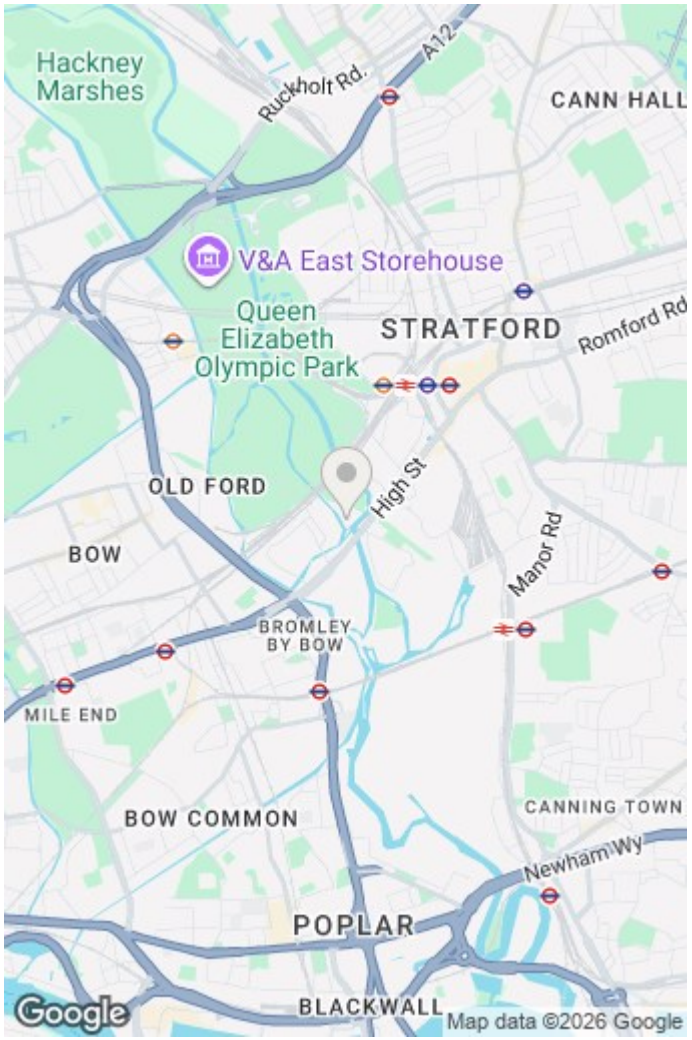
Approx Gross Internal Area
44 sq m / 474 sq ft

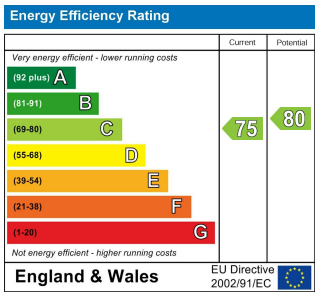


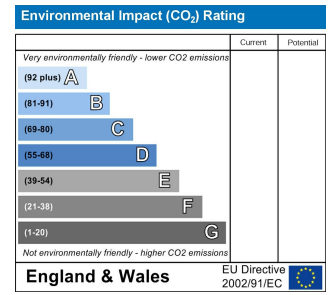
David Daniels
Professional Property Services

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.







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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The Property Ombudsman