



Maldon Close Stratford E15 1PR

Well Presented Two Bedroom Purpose Built Flat With Allocated Parking Space £320,000 L/H





Nestled in the desirable Maldon Close, Stratford, this modern two-bedroom flat offers a perfect blend of comfort and convenience. Spanning 559 square feet, the property is situated within a purpose-built development, providing residents with access to a well-maintained communal garden.

There is a secure entry phone system to enter the building, ensuring peace of mind. The spacious lounge serves as a welcoming hub and leads to the contemporary kitchen. The master bedroom features a walk-in wardrobe, a versatile space that some residents have creatively transformed into an ensuite.

With an extended lease of 159 years remaining, this property also includes an allocated parking space in the communal car park, which is monitored by ANPR for added security. The service charge covers this amenity, making it a hassle-free option for residents.

Location is key, and this flat does not disappoint. It is conveniently close to prime amenities, including the vibrant Westfield Stratford City, offering a plethora of shopping and dining options. Additionally, the expansive green spaces of Queen Elizabeth Olympic Park are just a short stroll away, perfect for outdoor activities and leisurely walks. Both Maryland and Stratford stations are within walking distance, providing excellent transport links to central London and beyond.

This property represents an ideal opportunity for first-time buyers or those seeking a buy-to-let investment, with the current tenancy set to expire in April 2026. Don't miss the chance to make this charming flat your new home or investment.



Entrance Via

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

Hallway

wall mounted entry phone wall mounted consumer unit - storage cupboard - wall mounted electric heater - power point - doors to:

Lounge



double glazed window - wall mounted electric heater - power points - wood effect floor covering - door to:



Kitchen



double glazed window - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - electric cooker point - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - wood effect floor covering.

Bathroom



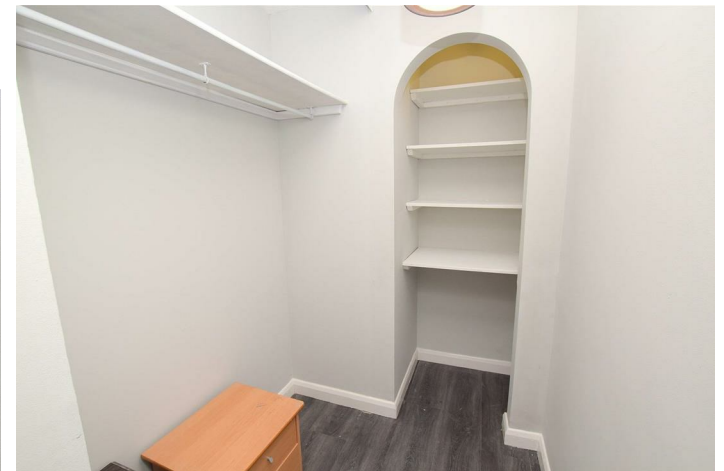
wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps and shower over - pedestal wash basin - low flush w/c - tiled splashbacks - heated towel rail - storage cupboard housing water heater.

Bedroom One



double glazed window - wall mounted electric heater - power points - wood effect floor covering - opening to:

Dressing Area

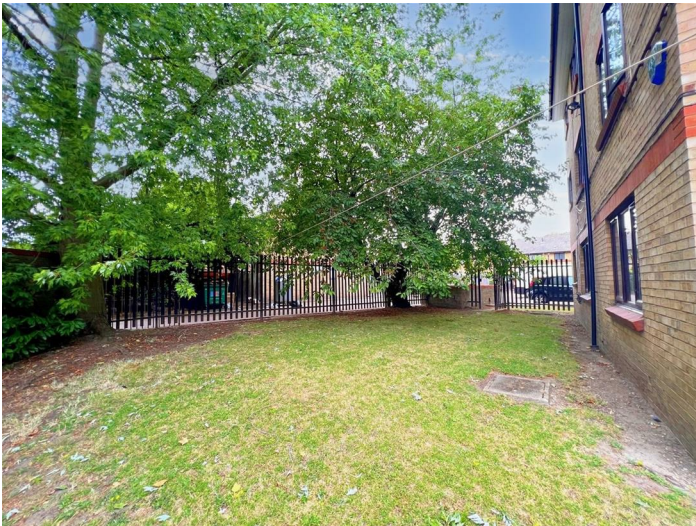


Bedroom Two



double glazed window - wall mounted electric heater - power points - built in wardrobe.

Communal Garden



Additional Information:

The lease has 159 Years remaining.
The current service charge is £1,675.44 per annum and is reviewed yearly.
The ground rent is £0.00 per annum.

Council Tax London Borough of Newham Band B.

Parking: allocated space in a communal car park.

An Ofcom online search shows that there is the following coverage via the following mobile networks: EE;,O2,Three: and 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:
The following are details of the covenants contained in the Transfer dated 31 May 1989 referred to in the Charges Register:-
"THE Purchaser HEREBY COVENANTS with the Vendor so as to run with and bind the Land into whosoever hands the same may come:-
(1) Not to use the Land other than as or incidental to single dwellings and/or blocks of flats and not to use any parking space otherwise than for the parking of a private motor car or cycle
(2) Not to do or permit anything which may prejudice any visibility splay in the Land
(3) No trees or shrubs now standing or afterwards planted by the Vendor or Homes on the land shall within a period of Five years from the date hereof be cut down
(4) Not at any time do or suffer anything on the Land which may be or grow to be a nuisance to the Vendor or the owners or occupiers of adjoining or neighbouring properties
(5) No caravans or boats of any kind shall be parked or stored upon the Land
(6) Not to leave for more than Forty-eight hours any vehicle on the Estate which is not to a roadworthy condition or (in any circumstances) so as to cause a nuisance or annoyance to any other occupier on the Estate
(7) Not to erect any building or structure whatsoever over any sewers or other drainage works intended for adoption (whether before or after adoption) or on or over land within Three metres measured horizontally from the centre line of any sewer without the written consent of the Water Authority in whose area the Estate is situate nor to obstruct access thereto

on foot with any necessary vehicles plant or equipment (8) (And as separate covenants with British Gas plc the relevant Electricity Board British Telecom plc and the water supply and other statutory undertakers and service companies):-
(a) not at any time to plant any trees or other deep rooting plants or shrubs nor erect any buildings fences walls or other erections one and one half metres either side of any service installations belonging to British Gas plc or to such Board British Telecom plc undertakers or companies
(b) not to do or cause or permit to be done anything calculated or likely to cause damage or injury to or prevent or make more difficult access to any such service installations and to take all reasonable precautions to prevent such damage or injury and not to alter the level of cover over or reduce support for any such service installations"

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.

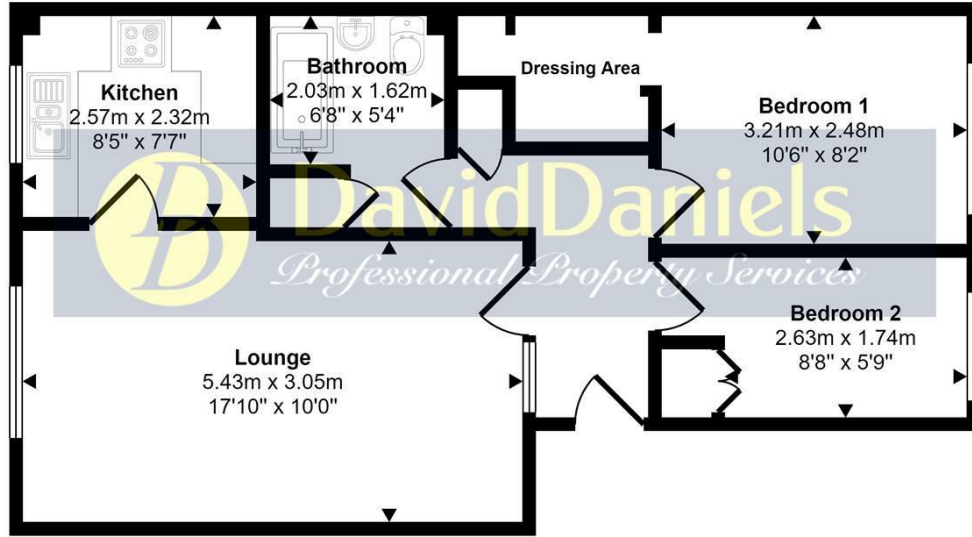
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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.

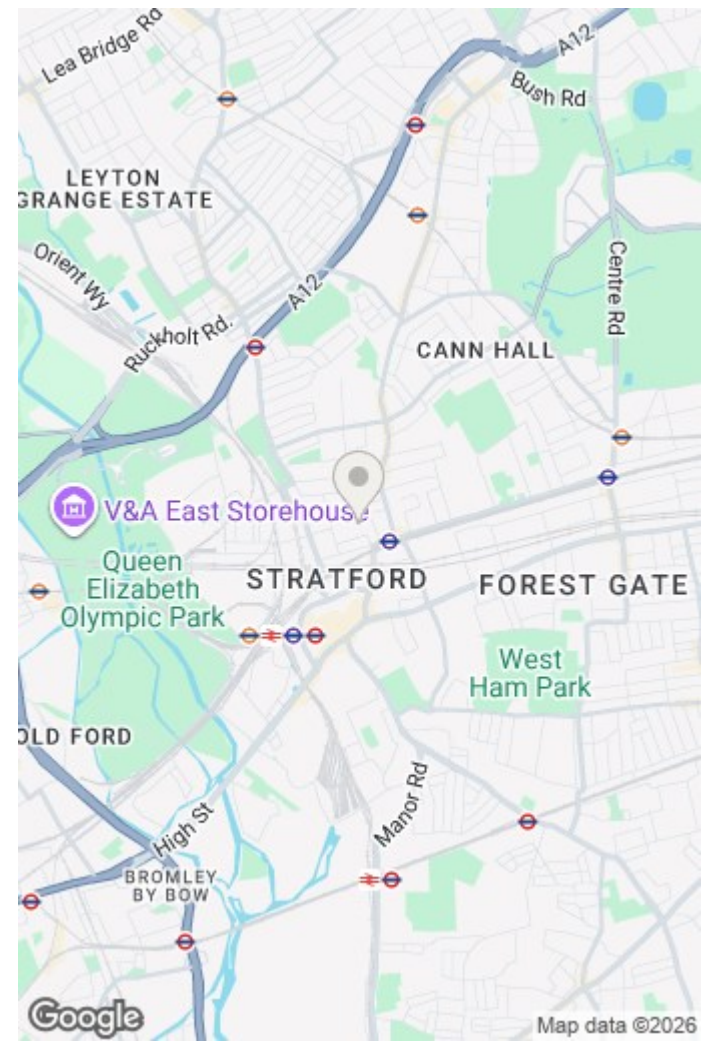


Approx Gross Internal Area
52 sq m / 559 sq ft



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.



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			
		73	80
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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