



FLATS  
137-153

**Jack Clow Road London E15 3AR**

**One Bedroom Ground Floor Flat With Communal Car Park 66 Years Remaining On Lease £175,000 L/H**



Nestled in the sought-after Jack Clow Road Development, this charming one-bedroom ground floor flat presents an excellent opportunity for first-time buyers or investors seeking a buy-to-let property. Spanning a compact yet functional 318 square feet, the flat features a welcoming reception room, a bedroom with built in wardrobe, and bathroom, making it a perfect retreat in the bustling city of London.

The property is ideally located just a short stroll from West Ham station, providing easy access to the wider transport network and the vibrant amenities of the area. Residents will appreciate the convenience of a communal car park, with two permits allocated to each flat, ensuring parking is hassle-free.

With a potential rental income of £1,250 per calendar month, this flat is not only a comfortable living space but also a promising investment opportunity. It is important to note that the remaining lease is 66 years, which is reflected in the asking price. Prospective buyers are advised to consult with their mortgage company prior to making an offer.

This delightful flat on Jack Clow Road is a rare find, combining practicality with a prime location, making it an ideal choice for those looking to enter the property market or expand their investment portfolio. Don't miss the chance to make this lovely flat your own.



### Entrance Via

communal door to communal hallway - door to:

### Hallway

cupboard housing water tank and water heater - wall mounted consumer unit - carpet to remain - doors to:

### Bathroom



wall mounted extractor fan three piece suite comprising of a panel enclosed bath with shower over - pedestal wash basin - low flush w/c - tiled splash backs - tiled effect floor covering.

### Lounge



double glazed window - wall mounted electric heater - power points - arch to Bedroom - door to:



### Kitchen



double glazed window - wall mounted extractor fan - range of base level units incorporating a sink and drainer - electric cooker point - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - tiled effect floor covering.

### Bedroom



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

## Communal Garden



### Additional Information:

The lease has 66 Years remaining (99 years from 25/12/1993)  
The current service charge is approximately £1900.00 per annum and is reviewed yearly.

The ground rent is £160.00 per annum and is reviewed as follows:

The yearly rent mentioned in Clause I is £80.00 for the first twenty five year period £160.00 for the second twenty five year period £240.00 for the third twenty five year period £320.00 for the remainder of the term PROVIDED that during any period or periods in which the rent otherwise payable hereunder would equal or exceed the lower rent which would result in the interest of the Lessee being or becoming a protected tenancy within the meaning of the Rent Act 1977 as sent amended re-enacted or replaced from time to time the rent payable hereunder shall be limited to a sum One pound (£1.00) per annum less than the said lowest rent.

Council Tax London Borough of Newham Band A

Parking: communal resident car park on a first come first served basis, a permit must be acquired from the block managers.

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 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.

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 water, mains sewerage and is heated via electric heaters

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 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.

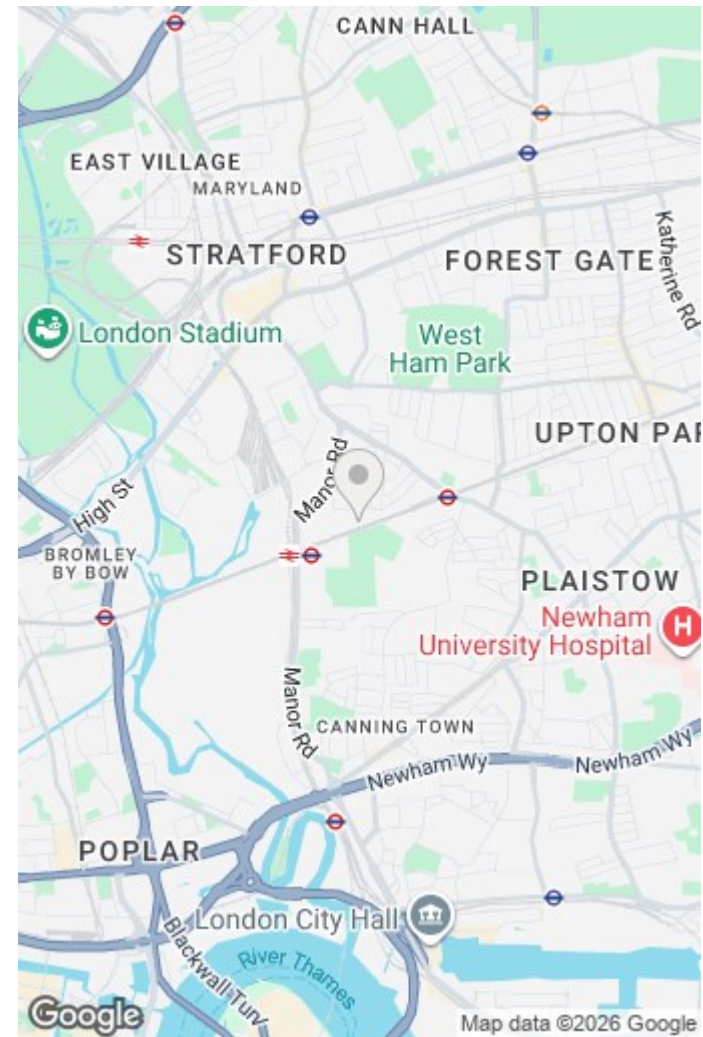


Approx Gross Internal Area  
30 sq m / 318 sq ft



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.



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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 <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	



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