



**Peverel, London E6 6WZ**

**Modern One Bed Chain Free Apartment With Allocated Parking**

**£270,000 L/H**

Nestled in the sought-after area of Peveler, London, this beautifully presented second-floor apartment offers an ideal blend of modern comfort and everyday convenience. Extending to approximately 573 sq ft, this recently renovated one-bedroom home is perfectly suited to buyers seeking a stylish and low-maintenance property.

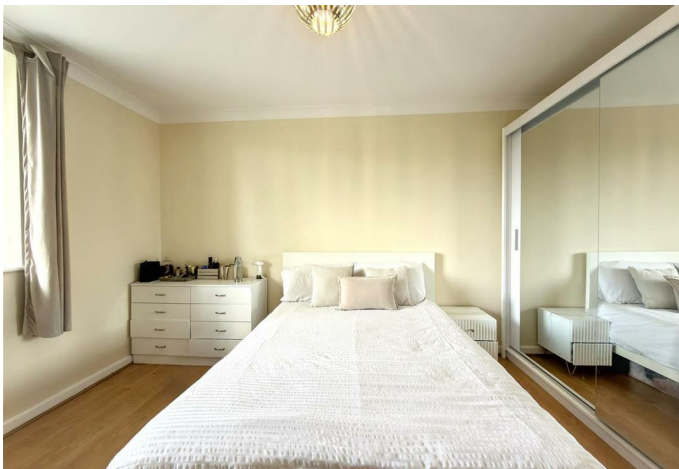
Through the hallway, you are welcomed by a bright and spacious lounge/dining area, enhanced by a Juliette balcony that invites an abundance of natural light. The well-designed kitchen benefits from dual-aspect windows, creating a light and airy space ideal for cooking and entertaining.

The property further comprises a generously sized bedroom and a contemporary bathroom, both finished to a high standard. Offered chain-free, this apartment ensures a smooth and straightforward purchasing process.

Additional benefits include an allocated parking space within a residents' car park—an invaluable feature in London. The location is exceptionally well-connected, with easy access to the A13 and A406, while Beckton DLR station is just a short walk away, providing excellent transport links into the city and beyond.

Residents will also enjoy the convenience of nearby Beckton Retail Park, offering a wide range of shops and amenities for day-to-day living.

Combining modern living with a well-connected location, this property represents an excellent opportunity to secure a home in a vibrant and growing community.



**Entrance Via**  
secure communal door to communal hallway - door to communal car park - stairs ascending to second floor - door to:

**Hallway**  
access to loft space - two storage cupboards - one of which is housing the consumer unit - wall mounted electric heater - entry phone system - wood effect floor covering - doors to:

**Lounge**



double glazed door to Juliette balcony - storage heater - power points - wood effect floor covering.

**Bathroom**



double glazed obscure window - wall mounted extractor fan - wall mounted electric heater - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c - partially tiled walls - tiled floor covering.

**Kitchen/ Diner**



dual aspect double glazed windows - storage cupboard housing water heater - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven - four point electric hob with extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - storage heater - tiled floor covering.



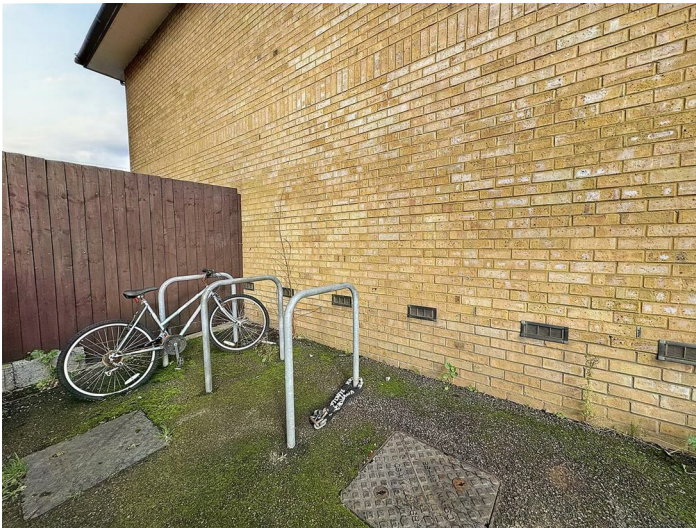
**Bedroom**



double glazed window - storage heater - power points - wood effect floor covering.



## Communal Car Park



### Additional Information:

The lease has 155 Years remaining. (189 years from 1 April 1993)  
The current service charge is £2,232.00 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 communal car park.

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.

You may be able to get limited indoor coverage.

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 & 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 wall mounted electric heaters.

The title register states the following:

1 (14.04.2020) The following are details of the covenants contained in the Transfer dated 22 May 1986 referred to in the Charges Register:- "FOR the benefit and protection of the Retained Land or any part or parts thereof and so as to bind the Property and any part or parts thereof into whosoever's hands the same may come the Transferee hereby covenants with the Transferor that the Transferee and the persons deriving title under it will at all times hereafter observe and perform the restrictions and stipulations set forth in the Fifth Schedule hereto.

THE FIFTH SCHEDULE above referred to  
Covenants by the Transferee

3. NOT to carry on any activity or use or cause or permit the Property or any part thereof or any buildings erected thereon to be used for any purpose which may endanger the Retained land by reason of its use for the storage and distribution of gas.

4. NOT to sell or otherwise dispose of the Property or any part or parts thereof without requiring the purchaser or other person to whom such disposition is made to covenant to observe and perform the foregoing covenants in this Schedule contained."

NOTE 1: The Retained Land referred to lies to the East of the land in this title

The following are details of the terms of the variation contained in the Deed dated 6 March 1990 referred to in the Charges Register.

"IT IS NOW HEREBY AGREED AND DECLARED THAT:-

British Gas hereby releases the land edged red on the plan marked A and annexed hereto from the provisions of Clause 4 of the Transfer and the parties hereto hereby request the Chief Land Registrar to note in the Proprietorship Register of the said title that the said Clause 4 does not apply to the said land edged red"

NOTE 2: The land in this title forms part of the land edged red referred to. Clause 4 referred to is the covenanting clause in respect of the covenants contained in the Fifth Schedule to the Transfer dated 22 May 1986.

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.

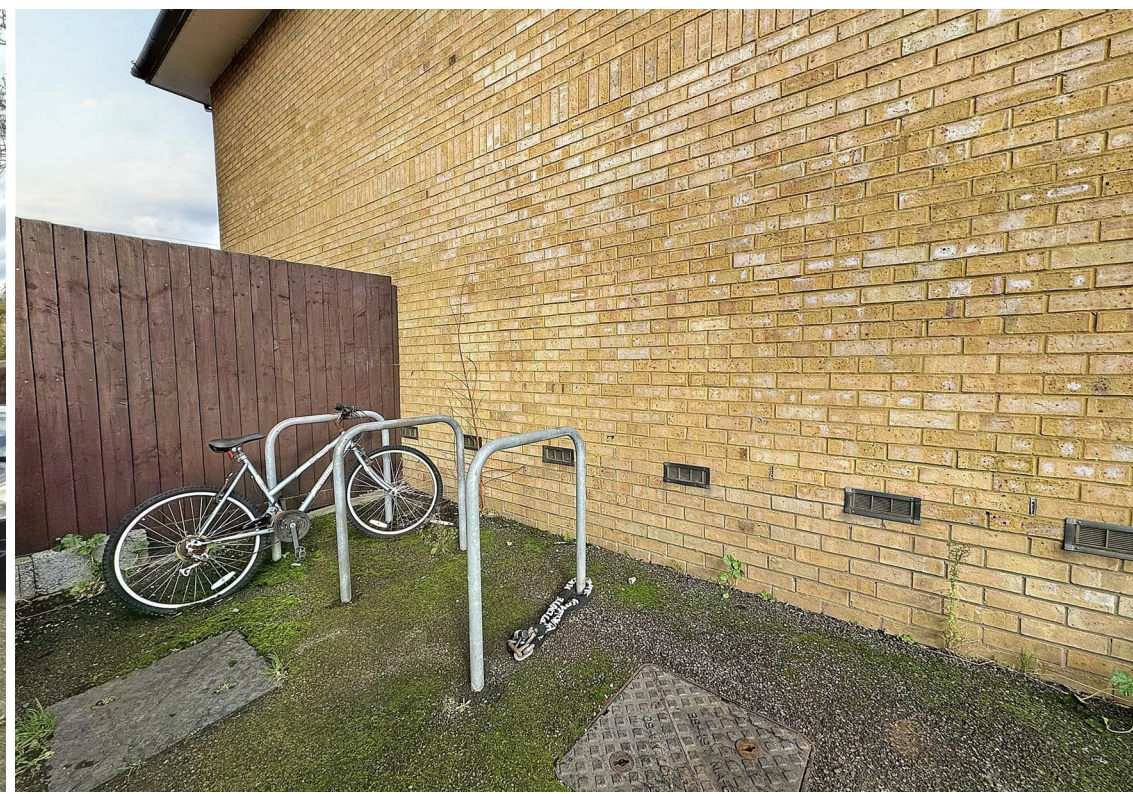
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

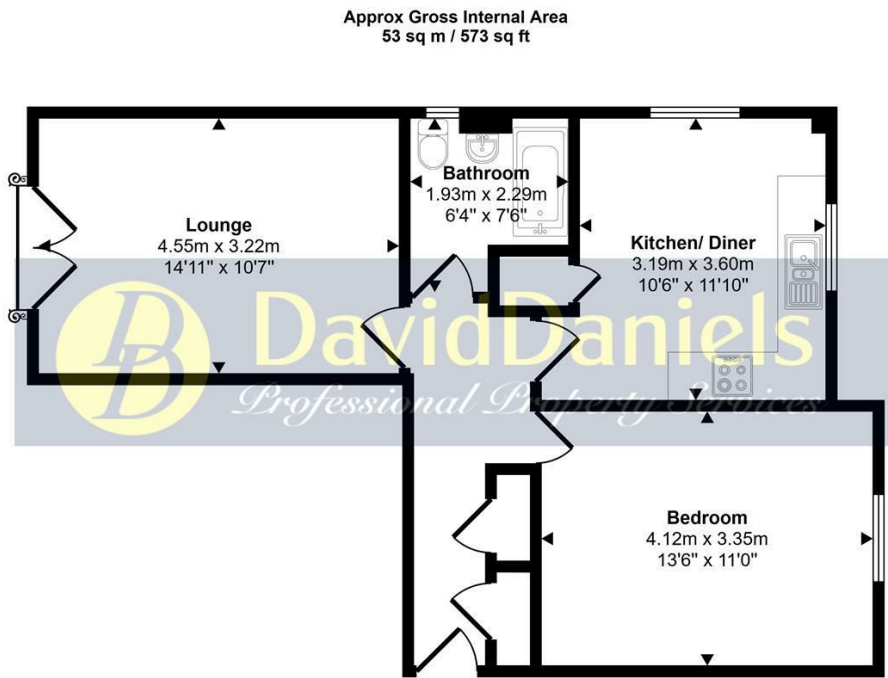
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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

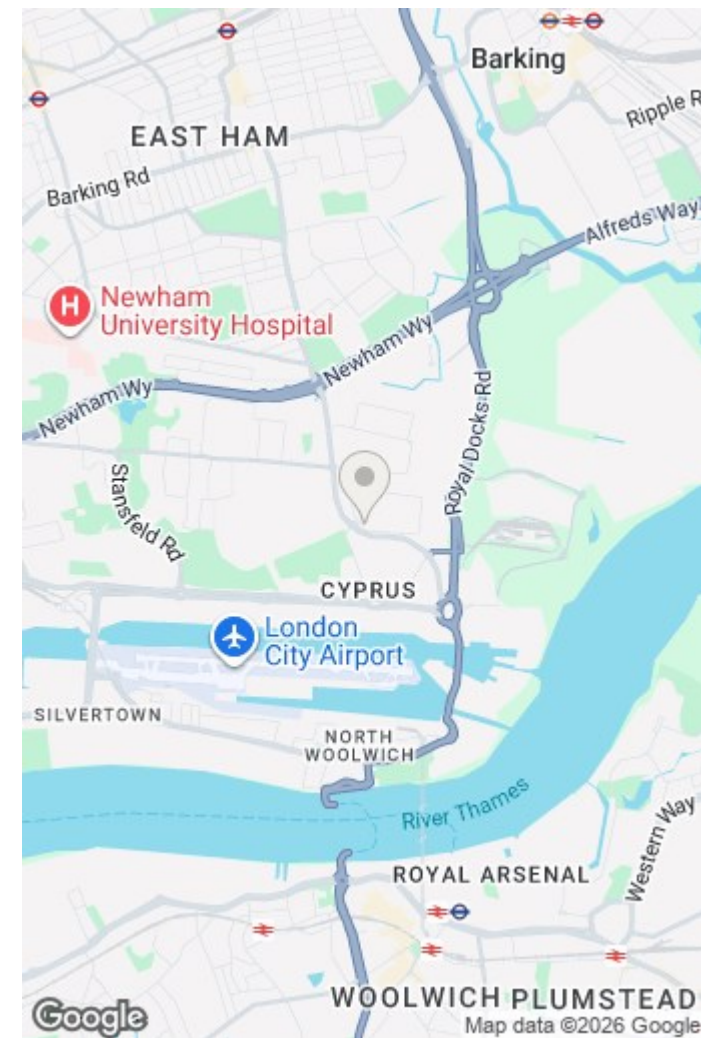
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, 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.





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.



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.

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			
		62	77
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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