



**1 Forest Lane London E15 1HR**

**Well Presented One Bedroom Second Floor Apartment With Balcony Offers Over £265,000 L/H**





Welcome to this beautifully presented one-bedroom apartment located in IbeX House. Situated on the second floor of a purpose-built development, this charming residence offers a comfortable living space of 503 square feet.

As you enter, you will find a spacious lounge that seamlessly opens onto a private balcony, perfect for enjoying a morning coffee or unwinding after a long day. The well-equipped kitchen is conveniently adjacent, making it easy to entertain guests or prepare meals. The bedroom is generously sized and features built-in wardrobes, providing ample storage space. The apartment also boasts a modern three-piece family bathroom suite, ensuring both style and functionality.

This property is ideally positioned at the rear of the development, offering a quieter environment. With approximately 102 years remaining on the lease and an EWS1 certificate with an A1 rating, you can rest assured that the building is in excellent condition, having completed all necessary cladding works. Additional benefits include a concierge service and a communal terrace, enhancing the overall living experience.

Conveniently located, this apartment is just a short walk from Maryland Station, which is served by the Elizabeth Line, providing easy access to central London. Furthermore, the vibrant Westfield Stratford and the expansive Queen Elizabeth Olympic Park are both easily reachable, offering a variety of shopping, dining, and recreational options.

This delightful apartment presents an excellent opportunity for first-time buyers or investors seeking a well-located property in London. Don't miss your chance to make this lovely home your own.



### Entrance Via

communal door to communal hallway - stairs and lift ascending to second floor - door to:

### Hallway

storage cupboard housing consumer unit - cupboard housing water heater - power point - engineered hardwood floor covering - doors to:

### Lounge



double glazed window - wall mounted electric heater - power points - engineered hardwood floor covering - double glazed door to balcony - opening to:



### Kitchen



range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - built in oven with four point induction hob and extractor fan over - space and plumbing for washing machine and slimline dishwasher - space for fridge/freezer - tiled splashbacks - power points - tiled floor covering

### Balcony



### Bedroom



double glazed window - wall mounted electric heater - built in wardrobes - power points - carpet to remain.



## Bathroom



ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c with concealed cistern - tiled walls - heated towel rail - tiled floor covering.

## Communal Terrace



### Additional Information:

The lease has approximately 102 Years remaining (125 years from 01/04/2004).

The current service charge is £3079.00 per annum and is reviewed yearly. The ground rent is £150.00 per annum.

Council Tax London Borough of Newham Band B.

No parking available.

An Ofcom online search shows that there is the following coverage via the following mobile networks:

EE, O2, 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 electric heaters.

The title register states the following:

1 (22.06.2004) The land on the title plan is subject to such restrictive covenants as may have been imposed thereon before 18 July 1990 and are still subsisting and capable of being enforced.

2 (22.06.2004) The freehold estate in the land in this title and other land is subject to the following rights reserved by a Conveyance thereof dated

24 July 1990 made between (1) The Master Fellows and Scholars of Emmanuel College (Vendors) and (2) Christopher Paul Wayman (Purchaser):- "subject also to an exception and reservation in favour of the Vendors and the successors of the Vendors in fee simple for the benefit of all the adjoining property belonging to the Vendors (including without prejudice to the generality of the foregoing property situate in Maryland Park) of all rights and easements quasi-rights and quasi-easements of support drains ways passages lights watercourses or otherwise and all liberties privileges and advantages now used or enjoyed by the Vendors said adjoining property over or under or otherwise affecting the said property"

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.

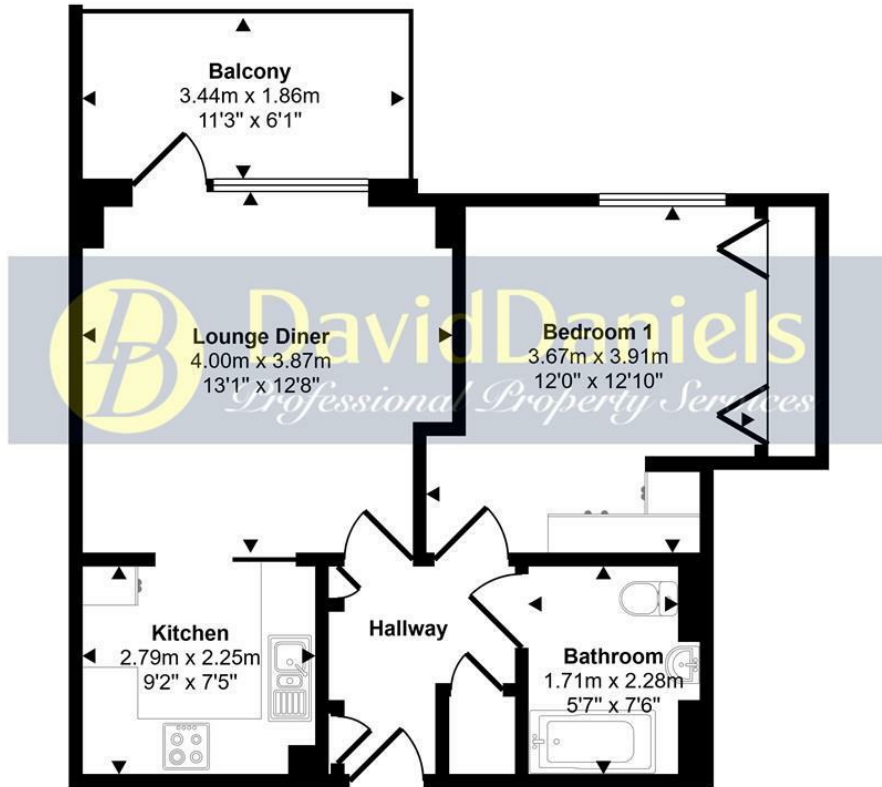
Please get in touch should you require a quotation and we will be pleased to organise this for you.

### Disclaimer

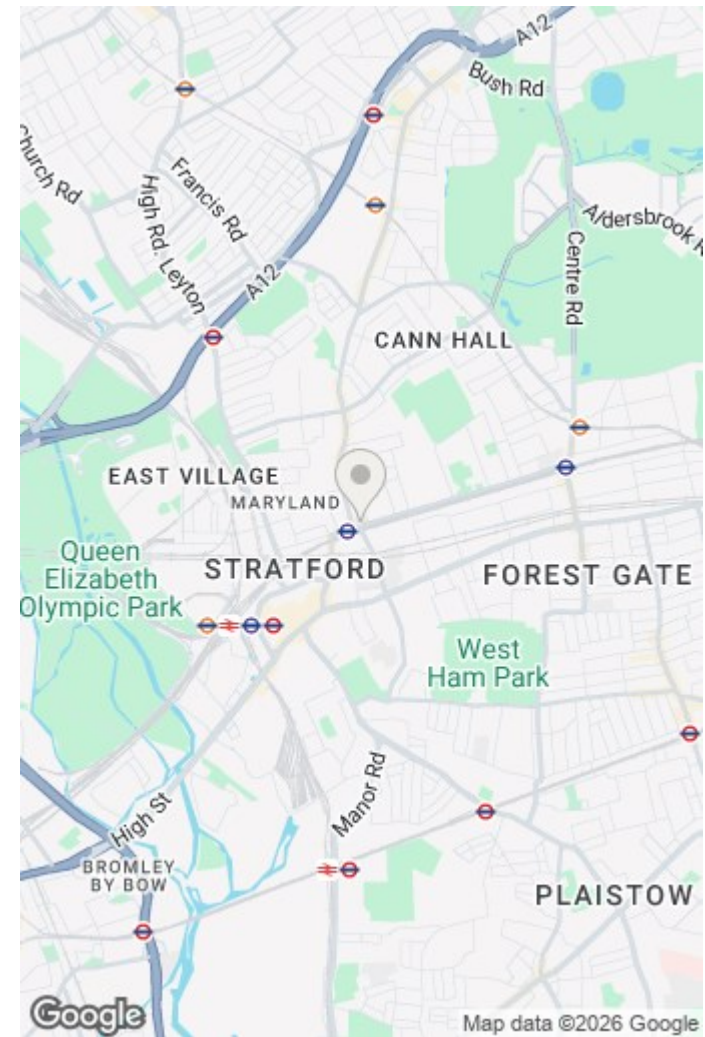
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, 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  
47 sq m / 503 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.

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			
		78	84
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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