Vernon Road, London E15 4DG

Exquisite Two Bedroom House in Stratford Village

Offers In Excess Of £460,000 F/H

The charming Vernon Road, Stratford, London. This delightful terraced house offers a perfect blend of character and modern living. Spanning 591 square feet, the property features two well-proportioned bedrooms and a stylish three piece suite, making it an ideal home for individuals or small families.

As you approach the house, the striking brickwork, complemented by elegant black and white paint accents around the bay window and door surrounds, immediately captures your attention. The inviting entrance greets you with beautiful black and white tiling, setting the tone for the rest of the home.

Upon entering, you are welcomed into a light-filled reception room that showcases stunning original features, including exposed floorboards, an original type feature fireplace, and intricate ceiling coving. The sash windows, adorned with fitted shutter blinds, enhance the modern feel while maintaining the property's classic charm. Both bedrooms also boast original type feature fireplaces, with the second bedroom featuring the same lovely exposed floorboards.

The well-equipped kitchen/diner is a culinary delight, featuring a Blomberg cooker and grill, along with a gas hob. The tiles are finished in an orangey warm wood colour, while the kitchen cupboards are completed in a turquoise finish, adding character and charm to the space. The master bedroom continues the theme of elegance with fitted shutter blinds, ensuring a peaceful retreat.

Located in the ever-popular Stratford Village area, this property offers easy access to Stratford Station, Westfield shopping center, and various bus routes, making it a convenient base for exploring all that London has to offer.

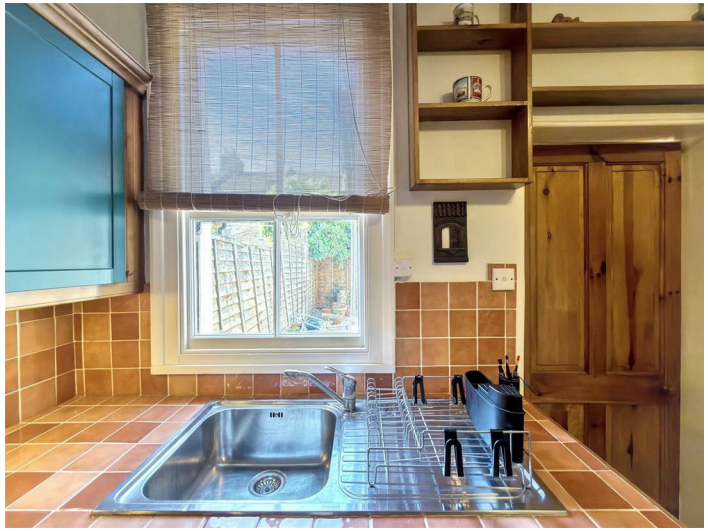
This wonderfully homely and inviting property, full of charm and character, is a rare find in an exceptional location. It offers a fantastic opportunity for anyone seeking a beautiful residence in the heart of East London.

Entrance Via
front door to:

Lounge

three splay single glazed sash window to front elevation - wall mounted cupboard housing consumer unit and electric meter - radiator - fireplace - power points - exposed floorboards - door to:

Kitchen/ Diner



single glazed sash window to rear elevation - range of eye and base level units - incorporating a sink with mixer taps and drainer - built in Blomberg oven/ grill - four point Blomberg gas hob with extractor fan over - integrated washing machine - integrated fridge/ freezer - tiled splash backs - radiator - power points - wall mounted cupboard housing gas meter - tiled floor covering - stairs ascending to first floor - door to:

Shower Room

ceiling hatch - single glazed sash window to side elevation - three piece suite comprising of a shower cubicle - vanity sink unit - tiled splash backs - built in storage cupboards - radiator - tiled floor covering - partially glazed door to garden - door to:

W/C

obscure single glazed window to side elevation - low flush w/c - tiled floor covering.

First Floor Landing

access to loft - carpet to remain - doors to:

Bedroom One

two single glazed sash windows to front elevation - fireplace - two radiators - built in storage cupboard - power points - carpet to remain.

Bedroom Two

single glazed sash window to rear elevation - two radiators - cupboard housing Potterton combi boiler - built in storage cupboard - fireplace - power points - exposed floorboards.

Garden
22'10" (6.96)

partially paved with the remainder shingled.

Additional Information:
Council Tax London Borough of Newham Band C

Parking: On Street, a permit must be acquired from the local council.

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 gas, mains water, mains sewerage and is heated via gas central heating.

The title register states the following:
1 The land is subject to the following rights reserved by a Transfer of the land in this title dated 1 June 1983 made between (1) Hurstway Investment Company Limited and (2) Emil Sitwell and others:- "Excepting and Reserving unto the Transferor and its Successors in title the right for the Transferor and the owner or owners for the time being of the remainder of the Title Number EGL19343 to use all drains sewers watercourses pipes cables and wires nor or within twenty-one years hereafter over or under the land hereby transferred and all rights in the nature of easements or quasi-easements heretofore enjoyed by the remainder of Title Number EGL19343 over the land hereby transferred".

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.

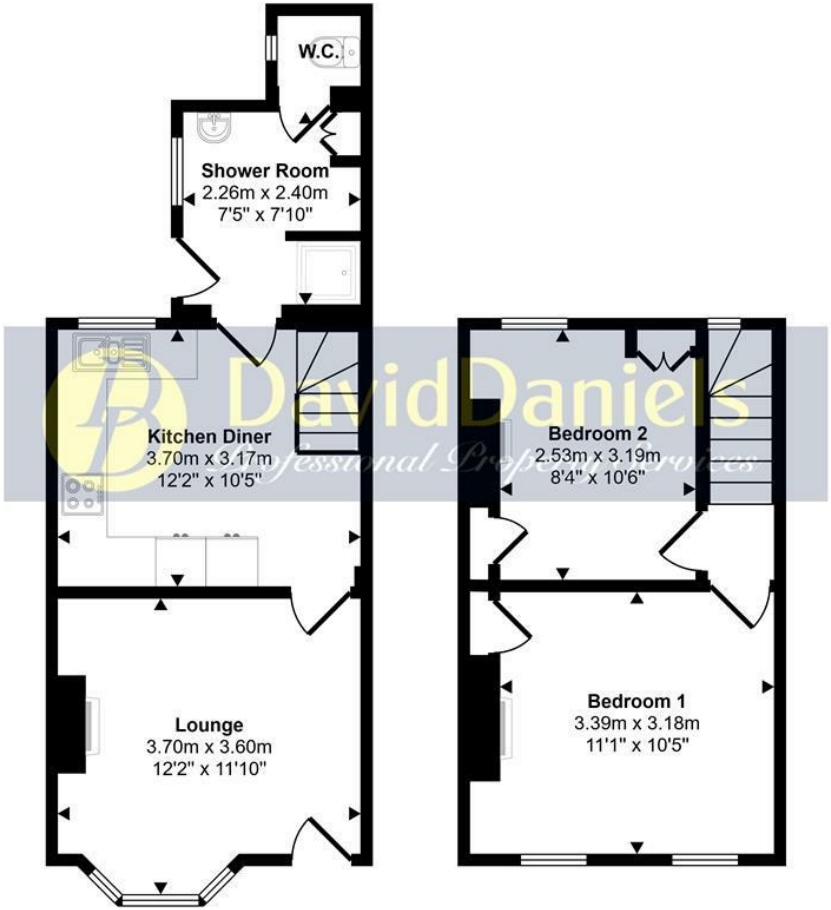
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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.

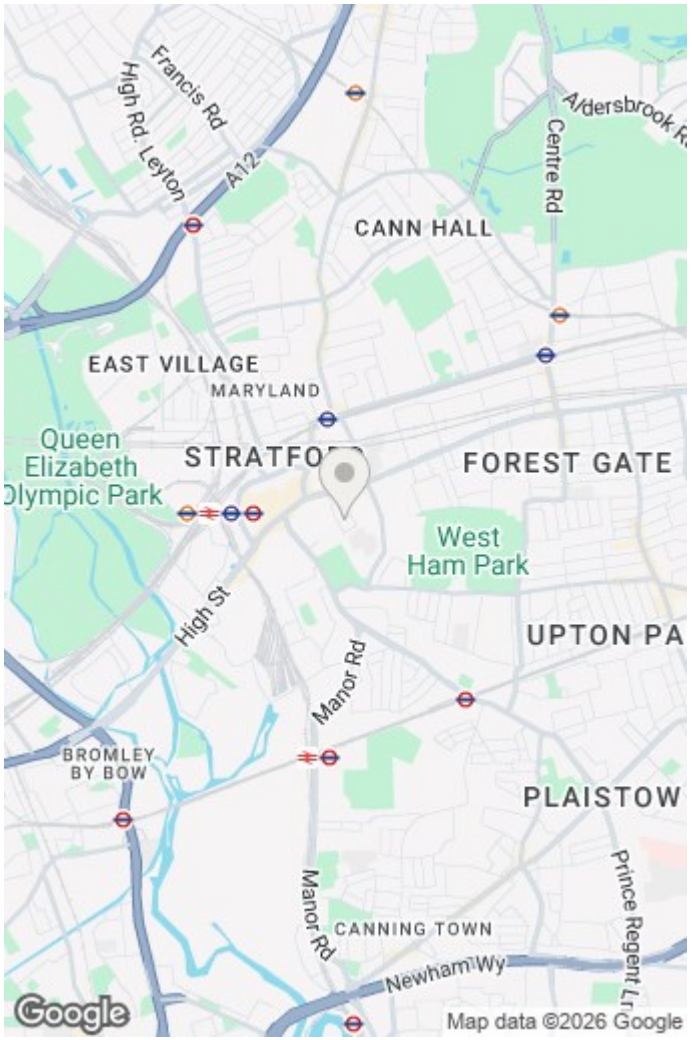
Approx Gross Internal Area
55 sq m / 591 sq ft

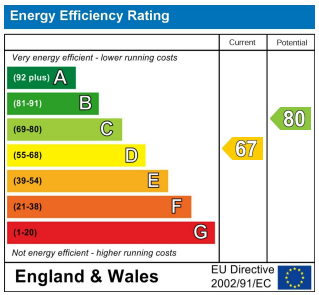


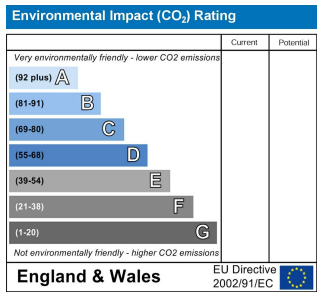
Ground Floor
Approx 31 sq m / 335 sq ft

First Floor
Approx 24 sq m / 256 sq ft

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