



Upton Avenue Forest Gate E7 9PN

Well Presented Three Bedroom End Of Terrace House Asking Price £580,000 F/H

Nestled on Upton Avenue in London, this charming end-terrace house, built in the 1930s, offers a delightful blend of character and modern living. The property boasts three well-proportioned bedrooms, making it an ideal choice for families seeking comfort and space. Upon entering, you are welcomed into a spacious lounge. The kitchen/diner is perfect for family meals and entertaining, while the conservatory provides a lovely spot to enjoy the garden views throughout the seasons.

The ground floor also features a practical utility room and a convenient w/c, enhancing the functionality of the home. Stepping outside, you will find a generous 49-foot rear garden, complete with a small brick shed, perfect for storing garden equipment and tools.

On the first floor, the three bedrooms are complemented by a family bathroom, ensuring ample space for everyone. The property is well presented throughout, making it move-in ready for its new owners.

Location is key, and this home is ideally situated just a short walk from West Ham Park, offering a lovely green space for leisure activities. Additionally, Forest Gate Station is within walking distance, providing excellent transport links for commuting into central London.

This well-appointed house is not only a wonderful family home but also a fantastic opportunity for those looking to settle in a vibrant and convenient area of London.

Entrance Via
partially glazed door to

Hallway
stairs ascending to first floor - radiator - power points -
storage cupboard housing consumer unit and electric meter -
wood effect floor covering - doors to:

Lounge



double glazed bow window to front elevation - radiator -
feature fireplace - power points - wood effect floor covering.



Kitchen/Diner



range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - tiled splash backs - power points - radiator - wood effect floor covering - double glazed sliding door to:



Conservatory



double glazed windows to side and rear elevations - wood effect floor covering - double glazed double door to rear garden.

Utility Room



double glazed window to rear elevation - cupboard housing Logic boiler - space and plumbing for washing machine - double glazed door to rear garden - door to:

W/C



low flush w/c - pedestal wash basin - tiled splash backs

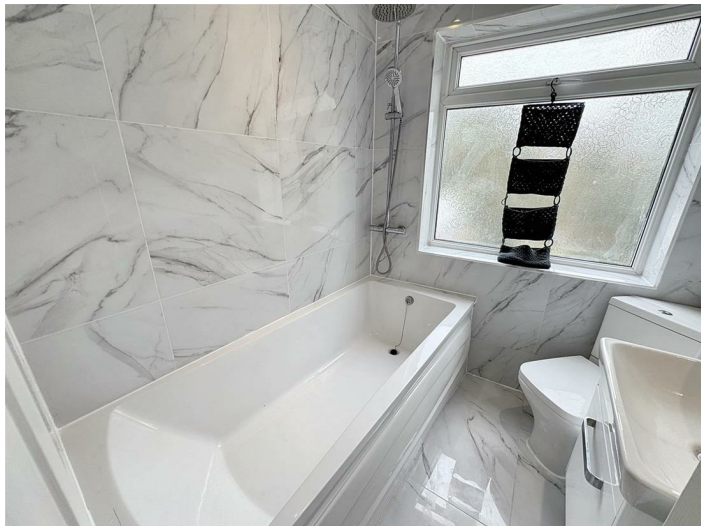
First Floor Landing

access to loft - power points - wood effect floor covering - doors to:

Bathroom



obscure double glazed window to rear elevation - three piece suite comprising of a panel enclosed bath with shower over - low flush w/c - vanity sink unit - tiled walls - tiled floor covering.



Bedroom 1



double glazed bow window to front elevation - feature fireplace - radiator - power points - wood effect floor covering.

Bedroom 3



double glazed three splay bay window to front elevation - radiator - power points - wood effect floor covering.

Rear Garden
49'7" (15.13m)



mainly laid to lawn with flower and shrub borders - small brick shed.

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: Good outdoor and in-home. There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
 O2: Good outdoor and in-home. There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
 Three: Good outdoor and in-home. There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
 Vodafone: Good outdoor and in-home. 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

Bedroom 2



double glazed window to rear elevation - built in wardrobe - radiator - power points - wood effect floor covering.

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 A Conveyance of the land in this title and other land dated 23 June 1890 made between (1) Henry Edward Lester the younger (Vendor) and (2) Arthur Alexander Banes (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 A Conveyance of the land in this title dated 20 February 1934 made between (1) Arthur Patrick Farrell and others (Vendors) and (2) Oliver Abbott (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

1 The following are details of the covenants contained in the Conveyance dated 23 June 1890 referred to in the Charges Register:-

STIPULATIONS

1. NO portion of the said premises shall be used as nor shall an hotel, tavern, public house or shop for the sale of intoxicating liquor wholesale, or retail on or off the premises to be erected thereon.
2. NO portion of the said premises shall be used, as nor shall any shop factory or manufactory be erected thereon
3. NO portion of the said premises shall be used as a road or way.
4. NO house be erected on any part of the said premises of less value than £200 the value to be deemed the net first cost of materials and labour of construction only estimated at the lowest current prices.
5. NO hut shed caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment shall be erected made placed or used or be allowed to remain upon any part of the said premises.

2 The following are details of the covenants contained in the Conveyance dated 20 February 1934 referred to in the Charges Register:-

FOR the benefit of the land and property to the Vendors adjoining or next to the property thereby assured or the part

thereof for the time being remaining unsold and so as to bind the property thereby conveyed into whosoever hands the same might come but so nevertheless that the Purchaser or other the owner or owners for the time being of the property thereby conveyed should as regards any covenant restrictive of the user of the land be liable only in respect of breaches which occur while he or they should respectively be owner or owners of the land or of the part thereof in respect of which any breach occurred the Purchaser thereby covenanted with the Vendors that the Purchaser and the persons deriving title under him would henceforth at all times thereafter observe and perform all and singular the restrictions and stipulations contained in the Schedule thereto

PROVIDED ALWAYS that nothing therein contained should operate to impose any restrictions on the manner in which the Vendors or the persons deriving title under them might deal with the whole or any part of any adjoining or neighbouring property belonging to them

THE SCHEDULE before referred to

1. THE Purchaser shall within one month after the completion of his purchase erect and for ever afterwards maintain on the Northerly side of the property which is marked "T" on the said plan a good and substantial close boarded fence with the boards on the side of such fence which is towards the remaining property of the Vendors and being at least Seven feet in height measured from the natural general level of the surface of the ground at the back of such fence and properly creosoted.

2. NO windows or other lights or openings shall be made or opened or permitted to be made or opened overlooking the property of the Vendors on the Northerly side of the property.

3. NOT to use or permit the property or any building or buildings erected thereon or any part thereof to be used for the purpose of a Medical Practitioners.

4. THE Purchaser and the persons deriving title under him shall not become entitled to any right of light or air which would in any way prejudicially affect the free and unrestricted user by the Vendors and the persons deriving title under them of any adjoining or neighbouring property of the Vendors for building or other purposes.

NOTE: No 'T' marks were shown on the copy plan supplied on first registration.

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.

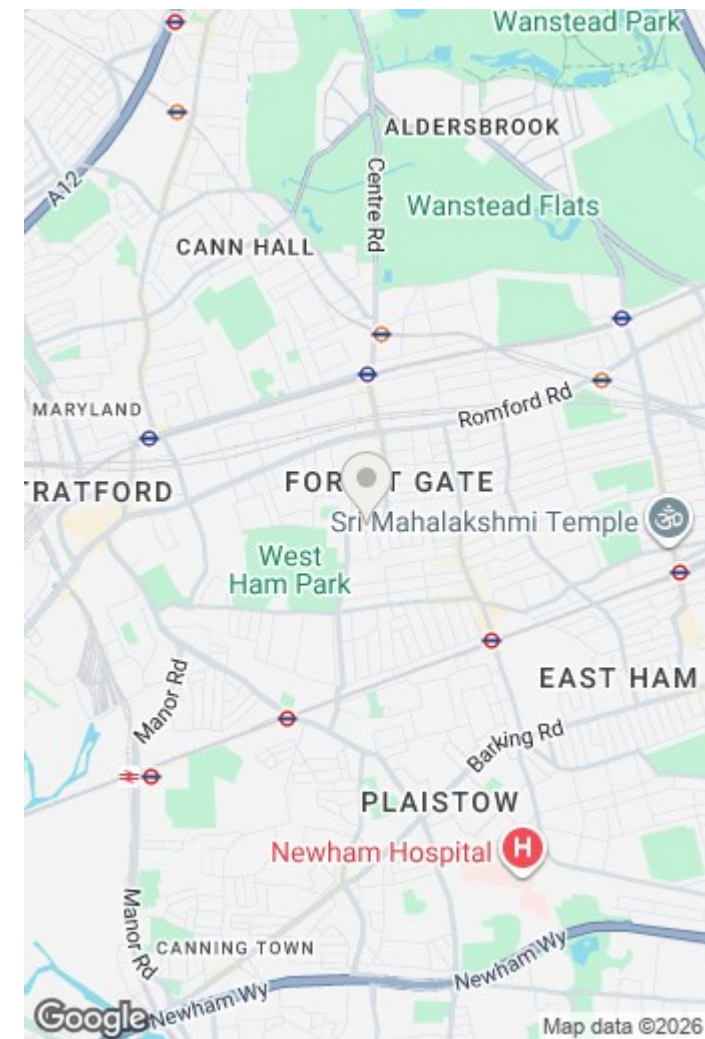
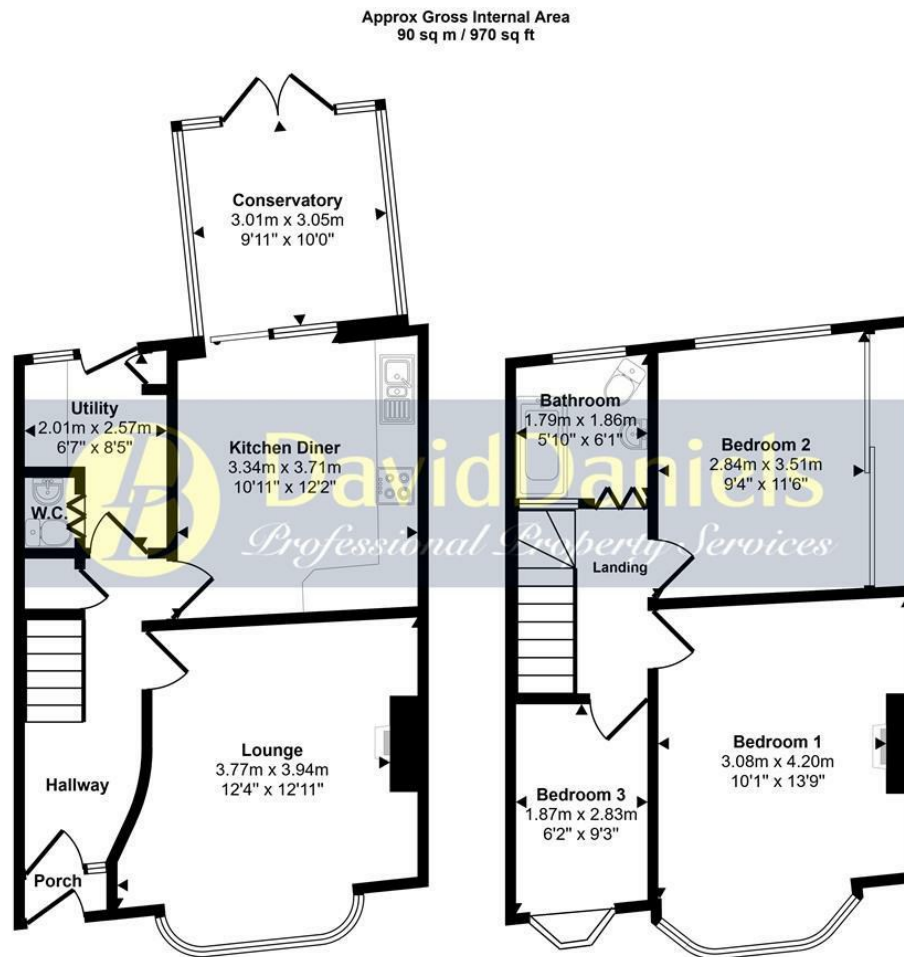
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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.



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	
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	
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.