1 Forest Lane London E15 1HR

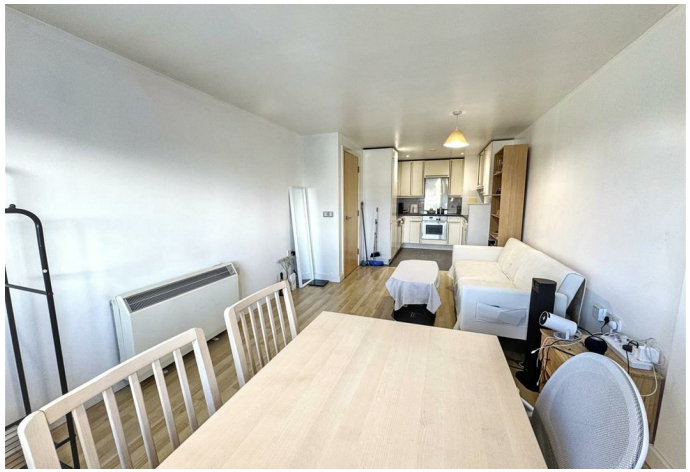
Well Presented One Bedroom Third Floor Apartment With Concierge £250,000 L/H

Situated in the heart of Stratford, this well-presented one-bedroom third-floor apartment offers an ideal balance of comfort and convenience. Measuring 533 sq. ft., the property features a generously sized reception room that opens into a practical fitted kitchen, a well-proportioned bedroom, and a tidy, well-maintained bathroom.

This purpose-built development has recently benefited from cladding works and comes with an EWS1 (A1) certificate, providing reassurance on building safety. Residents also enjoy access to a communal terrace for outdoor relaxation, as well as the added convenience of a concierge service.

Perfect for first-time buyers, the apartment is superbly located directly opposite Maryland Station, served by the Elizabeth Line, ensuring excellent transport connections across London. Westfield Stratford City and the Queen Elizabeth Olympic Park are also within easy reach, offering an array of shopping, dining and leisure amenities.

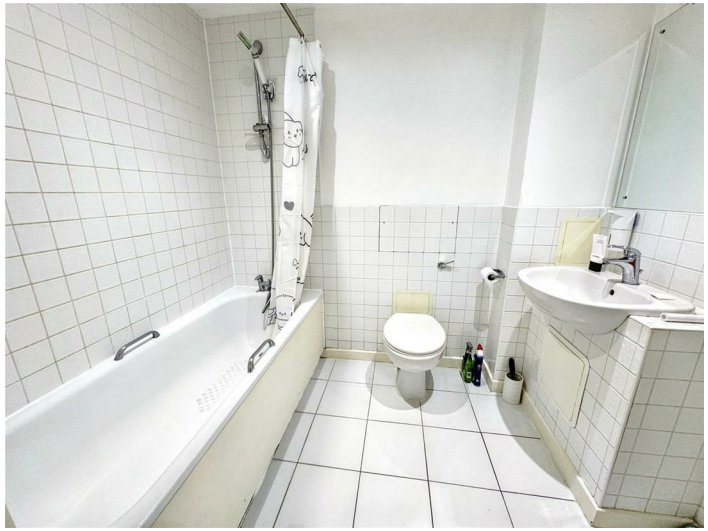
The property is being sold chain free and benefits from a lease with 103 years remaining, making it an excellent opportunity for anyone looking to secure a well-located home in a thriving and well-connected neighbourhood.



Entrance Via
secure communal door to communal hall - stairs and lift ascending to third floor - door to:

Hall
wall mounted consumer unit - wall mounted entry phone - storage cupboard housing water heater - storage heaters - power points - wood effect floor covering - doors to:

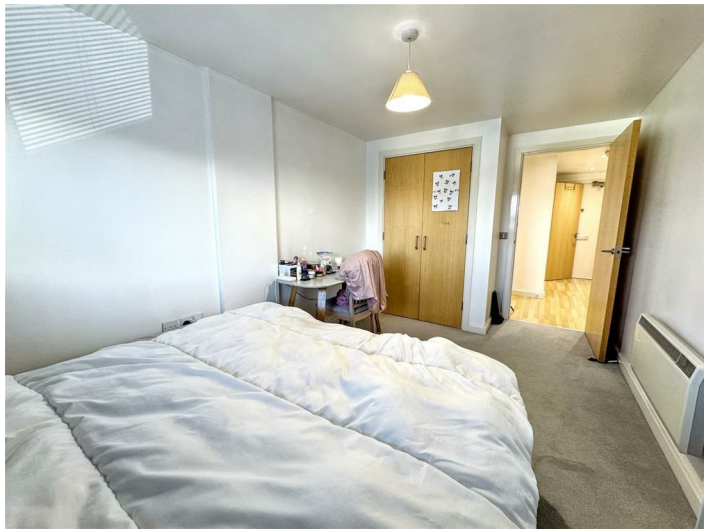
Bathroom



three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - wash basin with mixer tap - low flush w/c - tiled splash back - heated towel rail - tiled floor covering.

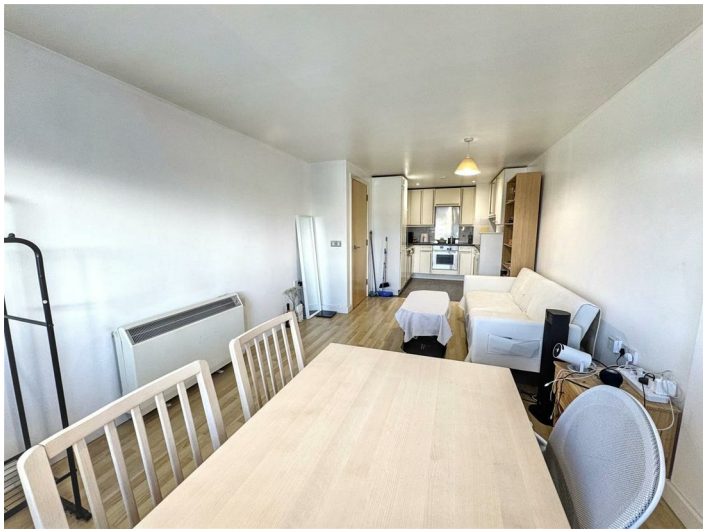
Bedroom

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



Lounge

double glazed window - wall mounted storage heater - power points - wood effect floor covering - 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 hob and extractor fan over - integrated fridge/freezer - integrated washing machine - space and plumbing for slimline dishwasher - tiled splash backs - power points - vinyl floor covering.

Communal Terrace

Additional Information:

The lease has 103 Years remaining.
The current estimated service charge is £3,120.00 per annum and is reviewed yearly. The 2024-2025 service came in under budget, the estimate was £2,456.68 and final was £1,920.73
The service charge statement shows the sinking fund at £990,355.65 as of 31st March 2025
The ground rent is £150.00 per annum.
Council Tax London Borough of Newham Band B

Parking: 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 wall mounted electric heaters and storage 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.

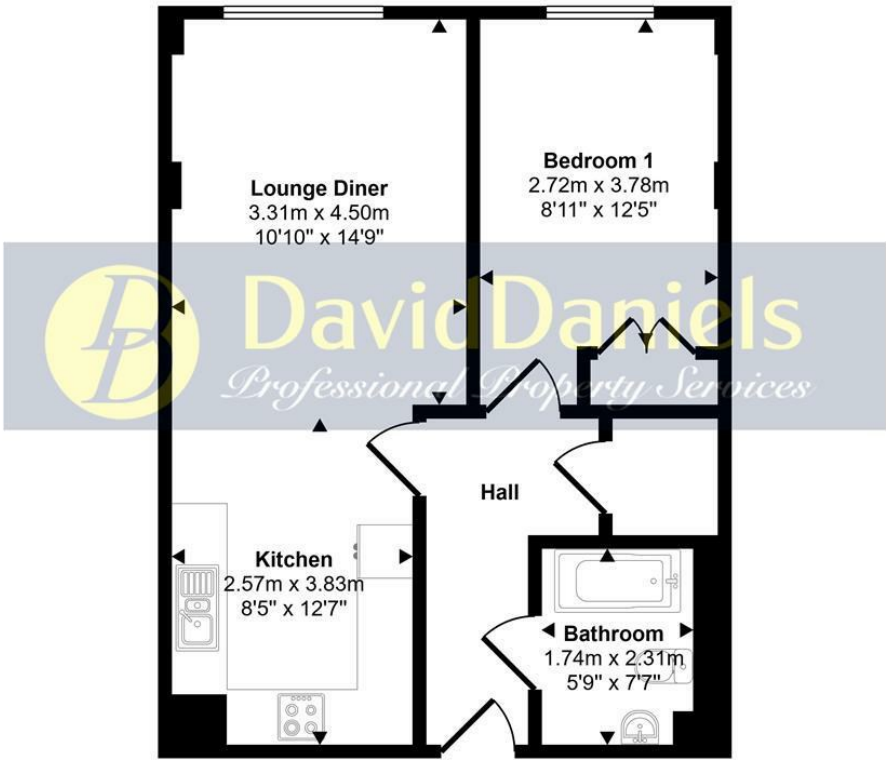
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

Disclaimer

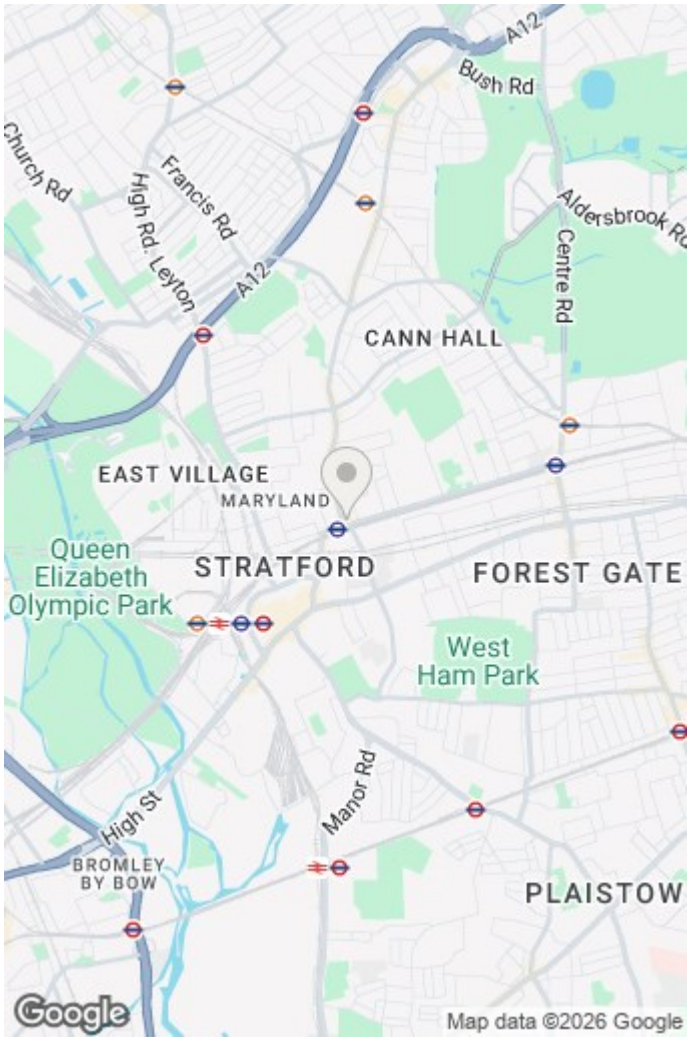
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been 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
50 sq m / 533 sq ft

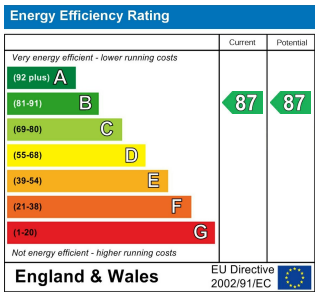


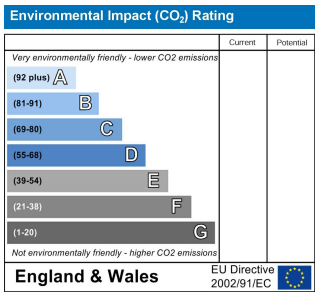
David Daniels
Professional Property Services

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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Stratford Office:
49c Leytonstone Road, Maryland Point, Stratford. London E15 1JA
Telephone: 020 8555 3521

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