



Memorial Avenue West Ham E15 3BT

Well Presented One Bedroom First Floor Flat Offers Over £259,700

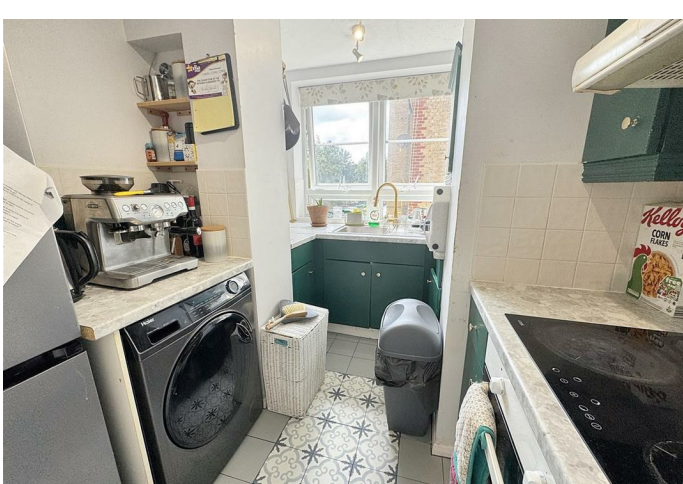


Nestled in the vibrant area of Memorial Avenue, London, this charming first-floor flat offers a delightful living space perfect for first-time buyers or investors. Spanning an impressive 411 square feet, the property features a well-proportioned reception room that invites ample natural light.

The flat comprises one comfortable bedroom and a modern bathroom, ensuring convenience and functionality. The property has been well-maintained and is ready for you to move in and make it your own.

One of the standout features of this residence is its prime location. Situated just a stone's throw from West Ham Station, residents will benefit from excellent transport links. Additionally, the Memorial Recreational Ground at the end of the road provides a lovely green space.

This property presents an excellent opportunity for those looking to enter the property market or expand their investment portfolio, with a potential rental income of £1,450 per calendar month.



Entrance Via

secure communal door to communal hallway - stairs ascending to first floor - door to:

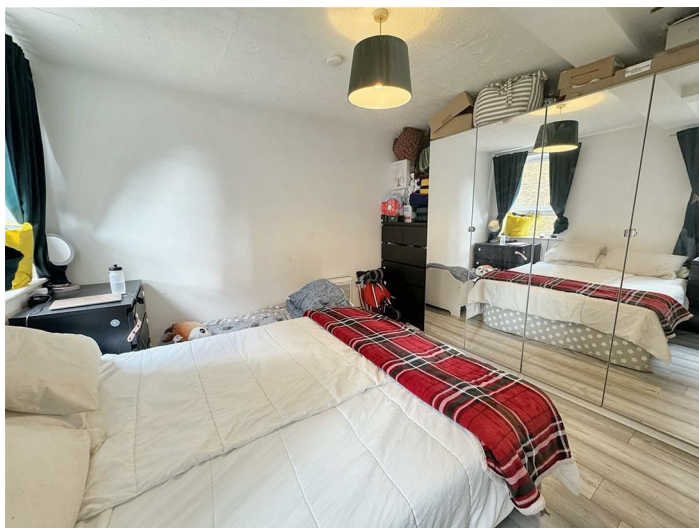
Hallway

wall mounted consumer unit - power point - wood effect floor covering - doors to:

Bedroom



double glazed windows - wall mounted storage heater - power points - wood effect floor covering.



Kitchen



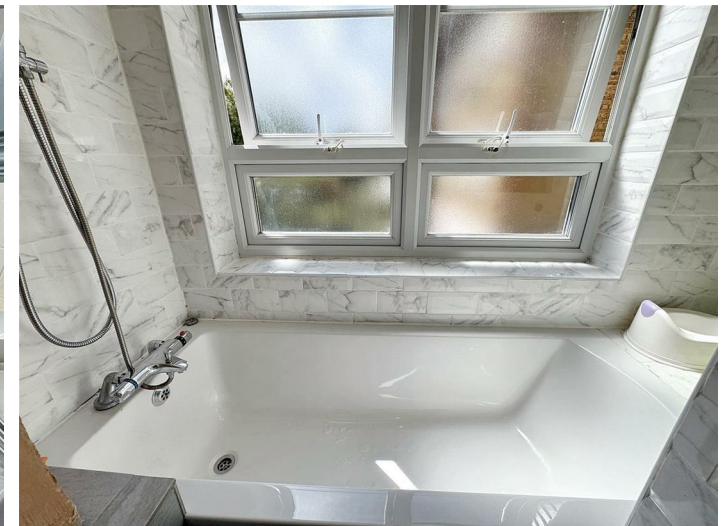
double glazed window - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - space for fridge/freezer - space and plumbing for washing machine - tiled splash backs - power points - tiled floor covering.



Bathroom



obscure double glazed window - three piece suite comprising of panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c with concealed system - tiled splash backs - cupboard housing water heater - tiled floor covering.



Lounge



double glazed windows - wall mounted storage heater - power points - wood effect floor covering.



Additional Information:

The lease has 88 Years remaining.
The current service charge is £1000.00 per annum and is reviewed yearly.
The ground rent is £5.00 and is fixed for the term.

Council Tax London Borough of Newham Band B.

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: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

Three: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

O2: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

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 storage heaters and ceiling heating.

The title register states the following:

1 (09.05.1990) The land is subject to such restrictive covenants as may have been imposed thereon before 20 March 1915 and are still subsisting and capable of being enforced.
2 (09.05.1990) A Conveyance of the freehold estate in the land in this title and other land dated 22 December 1925 made between (1) The London Midland and Scottish Railway Company (Company) and (2) The Mayor Aldermen and Burgesses of the County Borough of West Ham (Corporation) contains the following covenants:-
"THE Corporation hereby Covenant with the Company their successors and assigns (and so that this covenant shall run with the land hereby conveyed and shall bind all persons in whom the said land or any part thereof shall at any time be vested) That no part of the land hereby conveyed coloured red

green and yellow on the said plan shall be used for the trade of an Innkeeper Victualler or seller of wines spirits or beer or other intoxicating liquors to be consumed either on or off the said premises or a club where such liquors are consumed."
NOTE: The land in this title is part of the land coloured red and green referred to.

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:

Sweeney Miller Solicitors & 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.

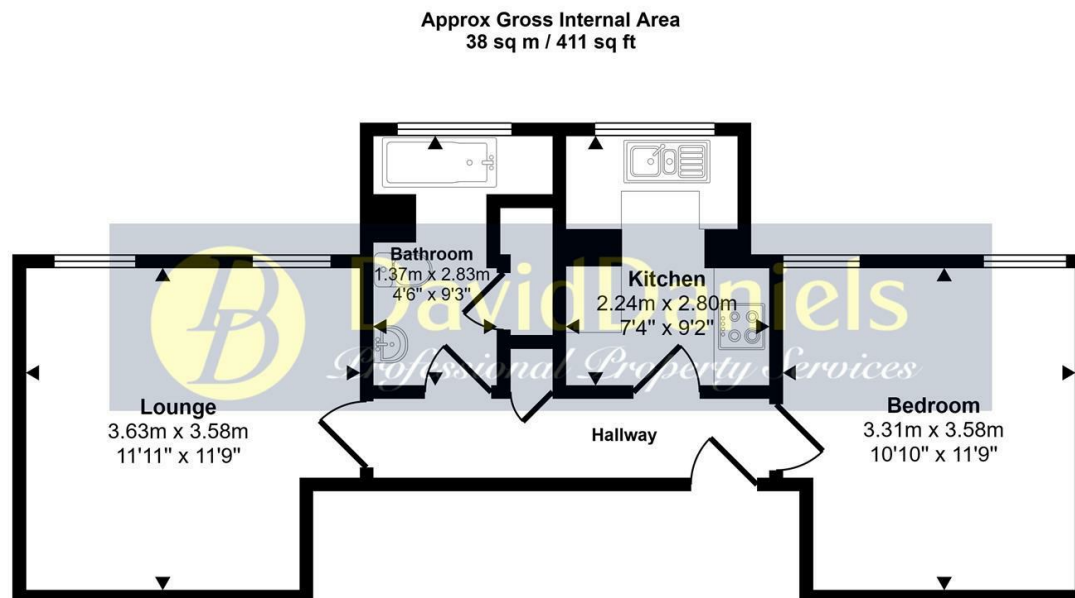
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

Disclaimer

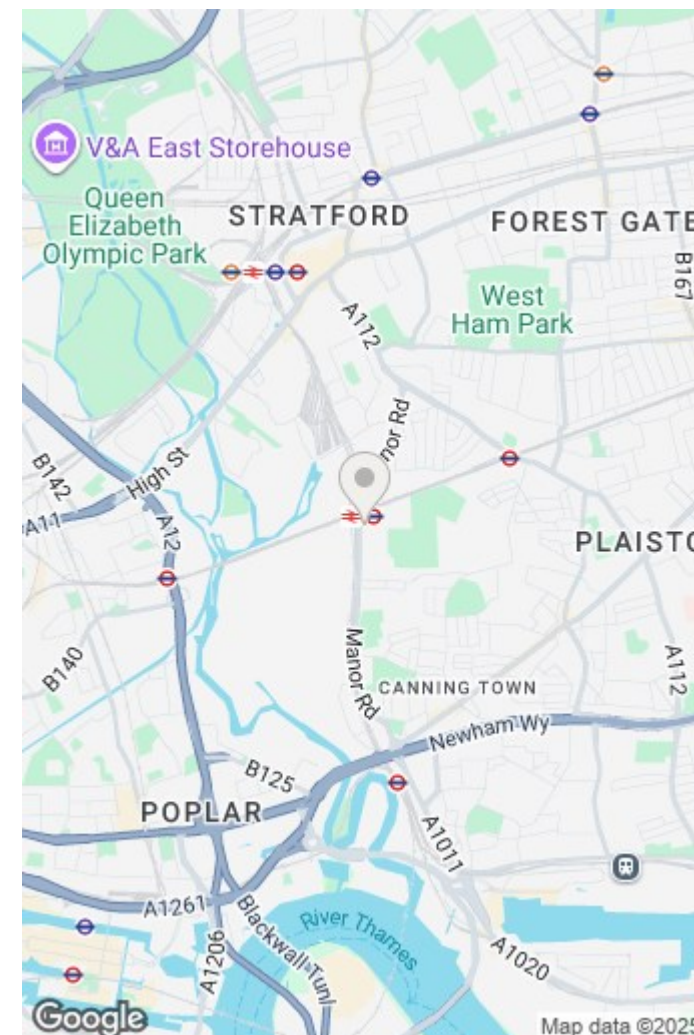
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted,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





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		
		70
		40
England & Wales		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		
England & Wales		EU Directive 2002/91/EC