

St. Pauls Drive London E15 1JN

Well Presented One Bedroom Flat With Private Balcony Offered Chain Free **£275,000 L/H**

Located on St Pauls Drive in the popular E15 area, this well-presented one-bedroom second floor apartment offers 44 sqm of comfortable living accommodation, together with a private balcony.

The property features a spacious lounge/diner with direct access to the balcony, providing a pleasant space to relax and entertain. There is also a separate, well-equipped kitchen, a good-sized double bedroom and a modern three-piece bathroom suite, all accessed via the entrance hallway.

Further benefits include a useful outside storage cupboard, with the property also being offered chain free.

The location is particularly convenient, with Stratford Station, Stratford International and Maryland Station (Elizabeth Line) all within easy reach, providing excellent connections across London and beyond. Westfield Stratford City and Queen Elizabeth Olympic Park are also nearby, offering an extensive range of shopping, restaurants, cafés, leisure facilities and open green spaces.

With its well-presented interiors, private balcony, additional storage and excellent transport links, this chain-free apartment would make an ideal purchase for first-time buyers, professionals or investors.







Entrance Via
secure communal door to communal hallway - door to rear leading to outside storage cupboard - stairs ascending to second floor - door to:

Hallway
cupboard housing Ideal boiler - radiator - cupboard housing consumer unit and electric meter - wall mounted entry phone - power point - wood effect floor covering - doors to:

Kitchen



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



Lounge/ Diner



double glazed window - double glazed door to balcony - radiator - storage cupboard - power points - wood effect floor covering.



Balcony



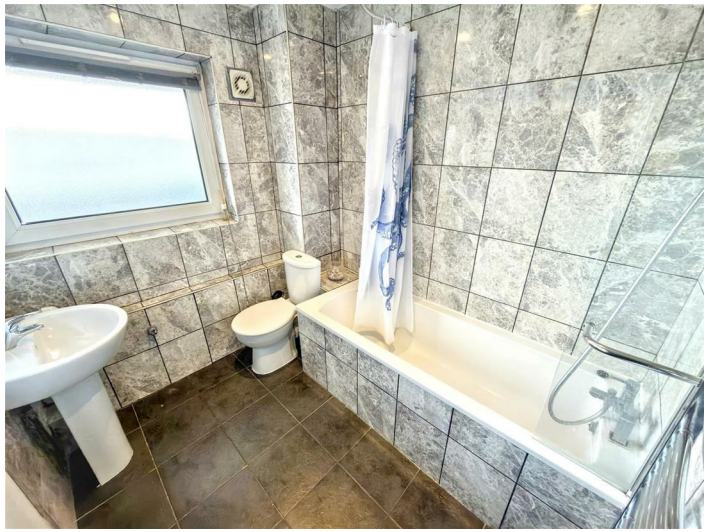
Bedroom One



double glazed window - radiator - power point - wardrobes - wood effect floor covering.

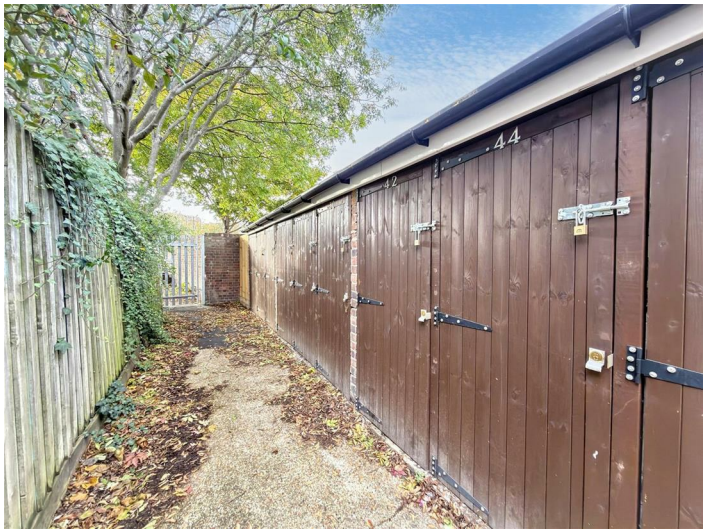


Bathroom



obscure double glazed window - wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer tap to shower attachment - pedestal wash basin - low flush w/c - heated towel rail - tiled walls - tiled floor covering.

Outside Storage Shed



Additional Information:
The lease has 102 Years remaining (125 years from 7 June 2004).
The current service charge is £1,520.00 per annum and is reviewed yearly.
The ground rent is £10.00 per annum.
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, 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:
3 (05.07.2004) The registered Lease is made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
4 (05.07.2004) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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.

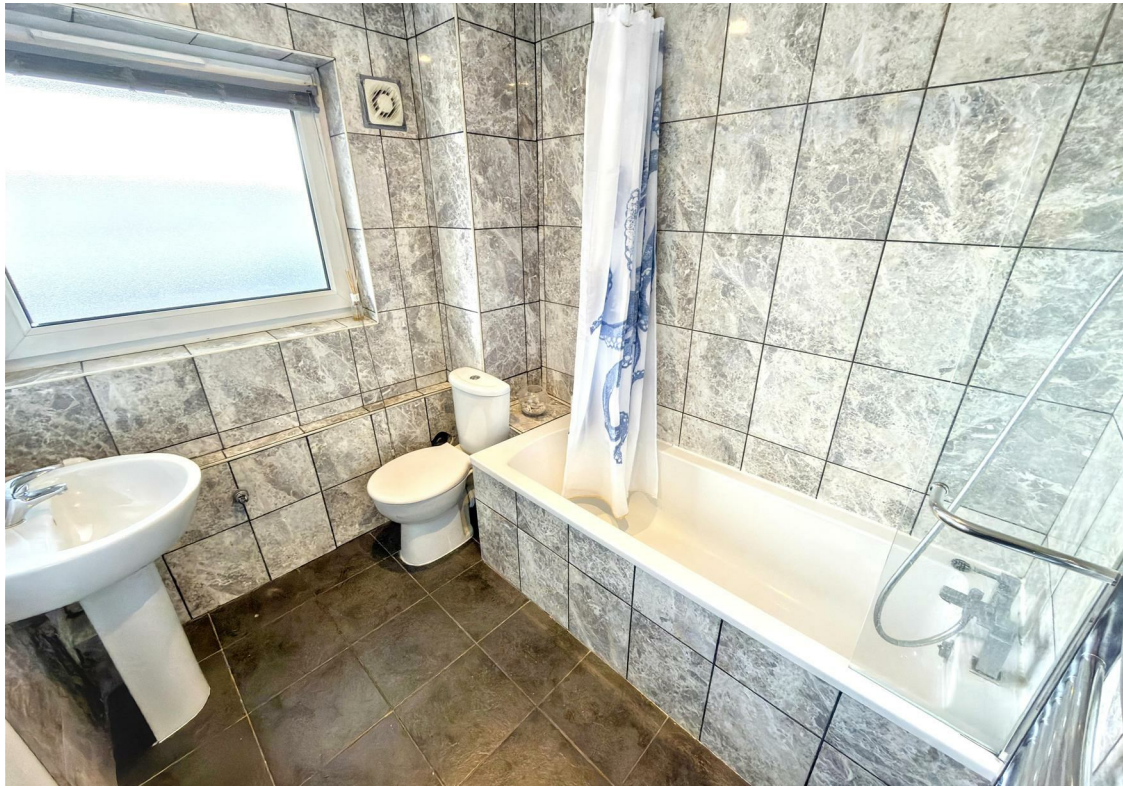
As part of our legal obligations under the Money Laundering Regulations 2017 (including Regulation 41), estate agents are required to carry out customer due diligence and ongoing monitoring for both vendors and purchasers. This includes verifying identity and, where applicable, source of funds. Any documentation 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.

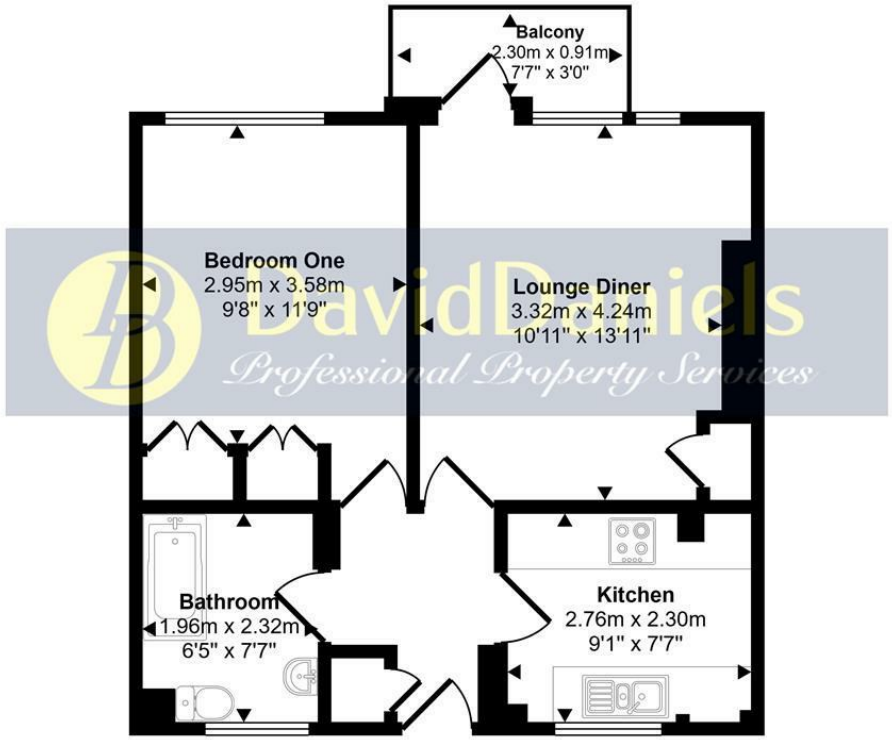




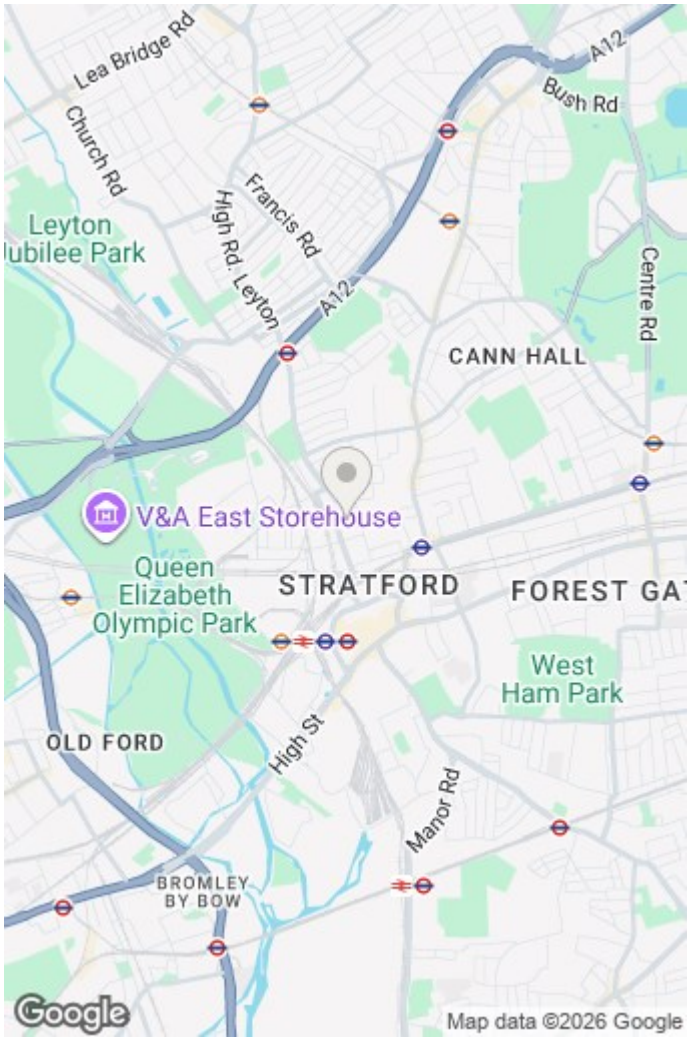




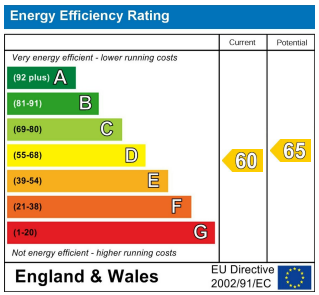
Approx Gross Internal Area
44 sq m / 475 sq ft

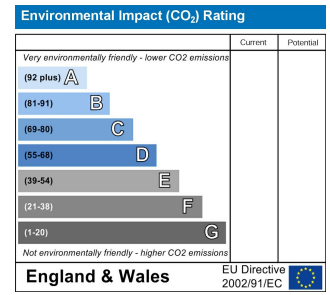


Floorplan



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.





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The Property Ombudsman