



Meath Road Stratford E15 3DR

Three Bedroom House With Two Reception Rooms Requires Modernisation Throughout £445,000 F/H



Discover the potential of this three-bedroom mid-terraced house on Meath Road, E15, offering a rare opportunity to craft your ideal home in a vibrant location. This generously proportioned property features two spacious reception rooms, a ground-floor bathroom, a first-floor shower room, and an additional loft room, providing abundant space for comfortable family living.

While the property does require modernisation throughout, it offers a blank canvas, allowing you to truly make it your own. Perfectly situated, the house is nestled between Stratford, West Ham, and Plaistow stations, offering outstanding transport links to central London and beyond. Additionally, the beautiful West Ham Park is within easy reach, providing a perfect setting for leisurely walks, outdoor activities, and family outings. With its prime location and endless possibilities, this property is brimming with potential and is an excellent investment.

Entrance Via

double glazed front door with secondary door to:

Hallway

cupboard housing electric meter and consumer unit - power point - wood effect floor covering - stairs ascending to first floor - doors to:

Reception 2



sash window to rear elevation - power point - wood effect floor covering - sliding door to kitchen - opening to:

Reception 1



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

Kitchen



windows to side and rear elevations - range of units incorporating a stainless steel sink with mixer taps and drainer - gas cooker point - space and plumbing for washing machine - tiled splash backs - power points - radiator - tiled floor covering - door to:

Lean To

window to rear elevation - wall mounted Vaillant boiler - power points - tiled floor covering - door to rear garden - door to:

Bathroom



double glazed window to rear elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled walls - heated towel rail - tiled floor covering.

First Floor Landing

stairs ascending to loft room - doors to:

Bedroom 1



window to front elevation - built in wardrobes - radiator - power points - carpet to remain.

Bedroom 2



window to rear elevation - power point - carpet to remain.

Bedroom 3



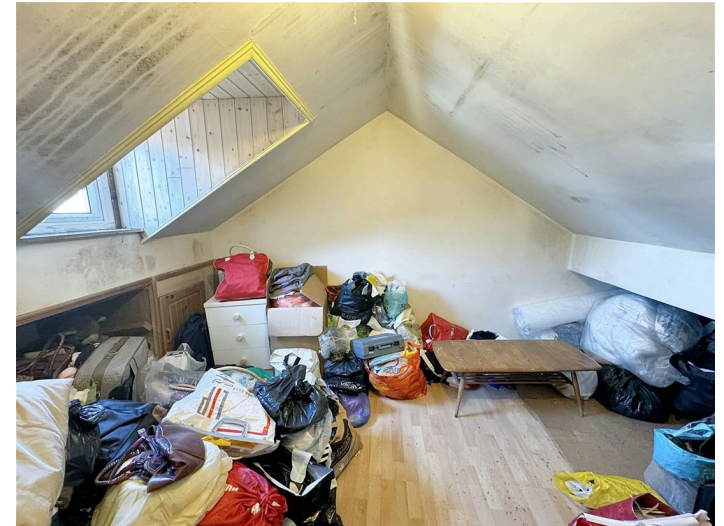
window to side and rear elevation - radiator - power points - wood effect floor covering.

Shower Room



double glazed window to rear elevation - wall mounted shower - low flush w/c - wall mounted wash basin - tiled splash backs - tiled floor covering.

Loft Room



double glazed window to rear elevation - storage in eaves - wood effect floor covering.

Rear Garden



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: Indoor voice and data coverage limited. Outdoor voice and data coverage likely/limited.
Three: Indoor voice and data coverage likely. Outdoor voice and data coverage likely/limited.
O2: Indoor voice coverage likely and data coverage limited. Outdoor voice and data coverage likely/limited.
Vodafone: Indoor voice and data coverage likely. Outdoor voice and data coverage likely/limited.

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:

Two Conveyances dated 2 August 1899 both made between (1) The British Land Company Limited and (2) Charles Hughes contains covenants details of which are set out in the schedule hereto.

The following are details of the covenants contained in the Conveyance dated 2 August 1899 referred to in the Charges Register:- NOW THEREFORE the Vendors (as to so much of the land to which the said stipulations relate as remains vested in them) for themselves and their assigns and the Purchaser (as to the land hereby conveyed) for himself and his assigns do respectively covenant and grant with and to each other and as to the Purchaser also with and to the owner or owners of any other land to which the said stipulations relate that the covenantors and all persons claiming under them respectively will observe perform and comply with the said stipulations so far as the same relate either to the rights of or to the duties of the Purchaser or persons claiming under him in respect of the land hereby conveyed and that nothing shall hereafter be erected fixed placed or done upon the land as to which they respectively covenant in breach or violation or contrary to the fair meaning of the said stipulations but this covenant is not to be held personally binding upon either the Vendors or the Purchaser or any other person or persons except in respect of breaches committed or continued during their his or her joint or sole seisin of a part of the land upon or in respect of which such breaches shall have been committed Provided that the Vendors may at any time or times in their discretion by deed waive or alter any of the said stipulations or any part thereof.

1. Fences: Each Purchaser is forthwith to make and afterwards to maintain a good and sufficient fence next to the Road and on the sides of his lot marked T within the boundary No fence shall be erected more than four feet six inches high in front of the building line or more than six feet high behind the building line -
2. Building Lines:- Nothing is to be erected within six feet of any road except fences and flank walls to corner plots.
3. Description of Buildings:- Private dwellinghouses only with such outbuildings stables or other erections as the Vendors may by writing approve shall be erected - No house or other building shall be erected until the elevations have been submitted to and approved of by the Vendors.
4. Value of Buildings: No house shall be erected of less value than £150. The value of a house is the amount of its net first cost in materials and labour of construction only estimated at

the lowest current prices.

5. Trades:- etc. prohibited:- No building shall be erected or used as a shop workshop warehouse factory school hospital or public institution and no trade or manufacture shall be carried on nor shall any operative machinery be fixed or placed upon any lot. No hut shed caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment nor any shows booths swings roundabouts or hoardings (except for building purposes) or advertising station shall be erected made placed or used or be allowed to remain upon any lot and the Vendors or the owner or owners of any of the lots to which these stipulations relate may remove and dispose of any such erection or other thing and for that purpose may enter any land upon which a breach of this stipulations shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto.

6. Roads etc.: Corporation Street and so much of Meath Road as lies to the south of Hope Terrace and Napier and Ranekagh Roads from the northern boundary of lots 14, 15 and 16 to Corporation Street are public highways and each lot includes the soil of half the way to the extent of its abuttal thereon Nevertheless (as between themselves and the Purchasers) the Vendors reserve the right to form and make any of the Roads at such levels with such gradients and in such manner as they may approve and for that purpose to make cuttings or embankments upon any lot and deposit thereon or remove and dispose of any surplus earth or to make sewers or drains in any highway or to repair any such works No Purchaser shall obstruct the passage of other owners or the public by the deposit of any materials on the road or footpath in front of his lot or remove or disturb the soil or surface of any way except for the purpose of repairing the same or laying gas water or drain pipes from his lot to the mains in any of which cases the Road shall be made good and the repair consolidated by the Purchaser to the satisfaction of the Vendors - Each Purchaser shall repair the footway and his half part of the carriage way of the Road or Street upon which his lots abuts and keep the same in good order until the local or Public Authority shall become liable to such repair or on his default the Vendors may execute any such repair and in that case the Purchaser shall on demand pay to the Vendors all their expenditure in or about such repair or as an additional remedy in case of default in such repayment the Vendors may enter and distrain upon any lot belonging to the Purchaser for the amount of such expenditure as for rent in arrear and the costs of such distress and sale To avoid dispute the Vendors Surveyor shall if required by either party certify as to the necessity of repairing

any part of any Road or the amount of the Vendors expenditure for such repair and in each case such Certificate shall be final and binding on both Vendors and Purchaser.

NOTE: No plan was 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:

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.

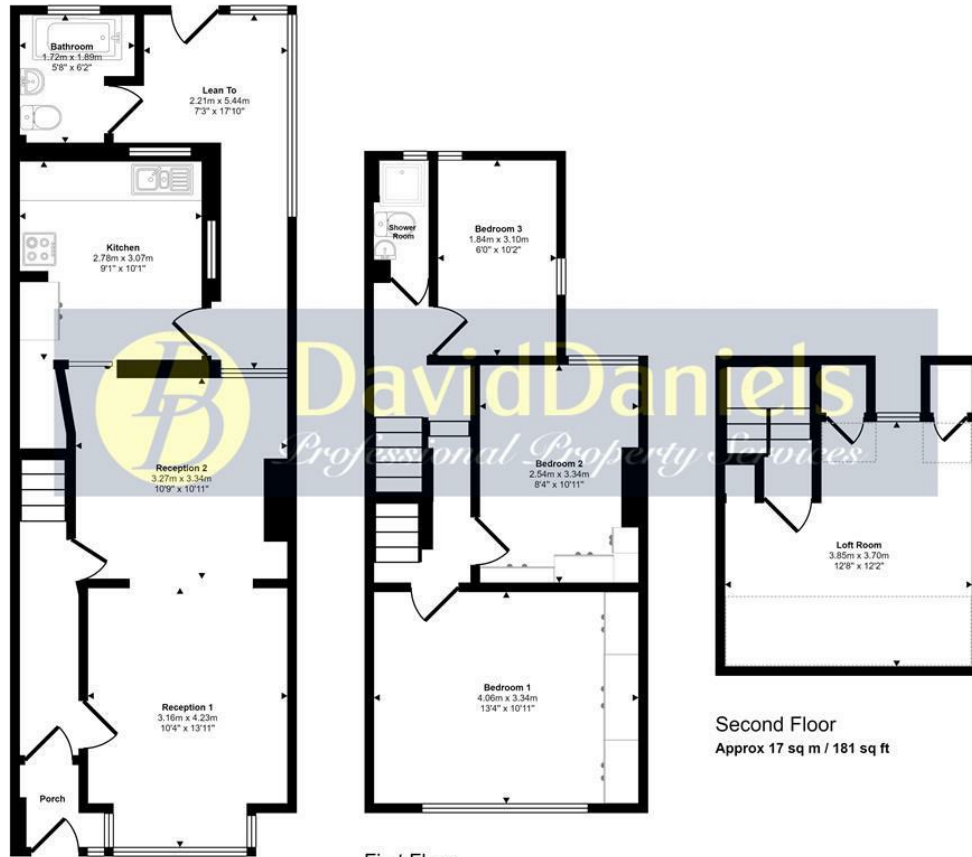
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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 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
106 sq m / 1140 sq ft



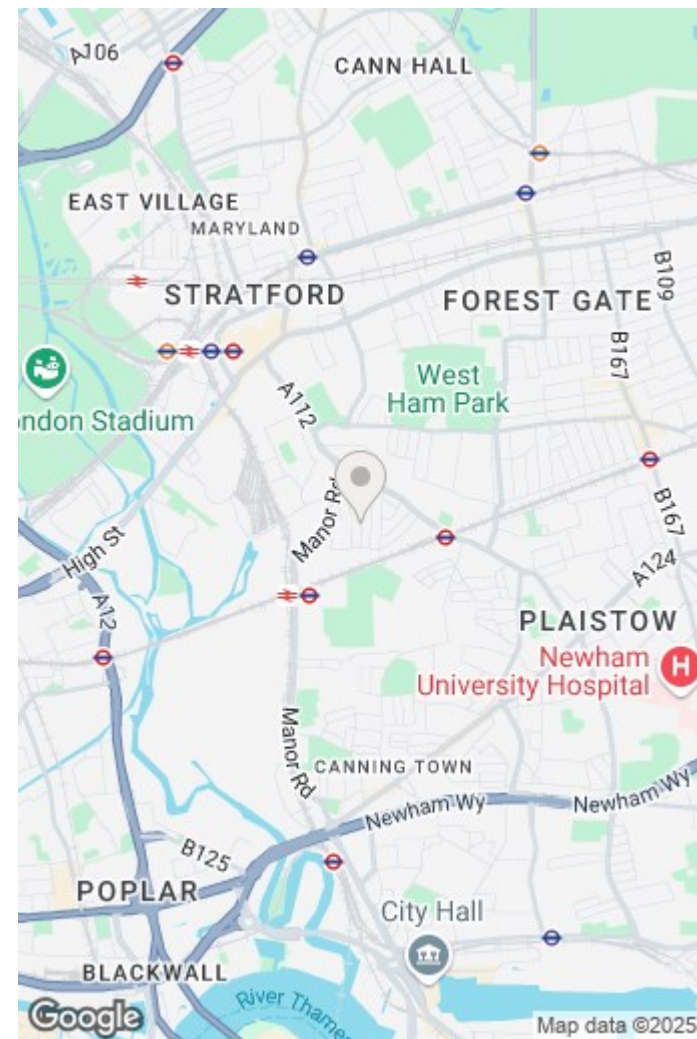
Ground Floor
Approx 52 sq m / 560 sq ft

First Floor
Approx 37 sq m / 398 sq ft

Second Floor
Approx 17 sq m / 181 sq ft

☐ Denotes head height below 1.5m

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

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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