Carolina Close, London E15 1JR

First Floor, Chain Free, One Bed Apartment With Communal Residents Parking £280,000 L/H

Located on the desirable Carolina Close, E15, this well-presented first-floor apartment is an excellent opportunity for first-time buyers and investors. The property offers 495 sq ft of well-planned living space, including a bright reception room, a comfortable bedroom, and a modern bathroom, all in great condition and ready to move into.

The lounge/diner benefits from dual-aspect double-glazed windows, bringing in plenty of natural light and creating a bright, welcoming space. The contemporary kitchen is well equipped and practical for everyday use. With a total size of 46 square metres, the apartment provides comfortable living throughout.

For investors, the property offers strong rental potential, with an estimated income of around £1,500–£1,600 per calendar month. It is also being sold chain-free, helping to ensure a smooth purchase process.

Residents have access to communal parking on a first-come, first-served basis, with a residents' permit required.

The seller has informed us that the service charge is £2,147, helping to keep ongoing costs reasonable. The location is highly convenient, with Maryland Station just a short walk away providing excellent transport links. Stratford is also within walking distance, offering a wide range of shops, restaurants, and amenities at Stratford Centre and Westfield.

This property is a fantastic find in a thriving area, making it a perfect choice for those looking to establish themselves in London.

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

Hallway
wall mounted consumer unit - wall mounted entry phone - radiator - power point - wood effect floor covering - doors to:

Bedroom

double glazed window - radiator - power points - wood effect floor covering.

Lounge/ Diner

dual aspect double glazed windows - radiator - power points - wood effect floor covering.

Kitchen

double glazed window - wall mounted Main boiler - range of eye and base level units incorporating a Blanco sink with mixer taps and drainer - built in oven with four point electric hob (replaced Feb 2026) and extractor fan over - space and plumbing for washing machine - space and plumbing for dishwasher - space for fridge/freezer - tiled splash backs - radiator - power points - tiled floor covering.

Bathroom

obscure double glazed window - wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with shower over - vanity sink unit - concealed cistern low flush w/c - heated towel rail - partially tiled walls - tiled floor covering.

Additional Information:
The lease has 154 Years remaining. (163 years 2 months 13 days from 10th April 2017)
The current service charge is £2,147.00 per annum and is reviewed yearly.
The current ground rent is £200.00 per annum. The ground rent is reviewed every 10 years with the next review on 24th June 2027 and is reviewed as follows:

12(1) Until the first Review Date the annual rent shall be the Initial Rent and thereafter during each successive Review Period the annual rent shall be a sum equal to the greater of:
(a) the annual rent reserved under this Lease immediately before the relevant Review Date; and
(b) the revised rent determined in accordance with this clause.
(2) The annual rent for any Review Period is to be determined at the relevant Review Date by multiplying the Initial Rent by the last published Index figure before the relevant Review Date and dividing the result by the Base Figure.
(3) If the reference base used to compile the Index changes after the date of this Lease, the figure taken to be shown in the Index after the change is to be the figure that would have been shown in the Index if the reference base current at the date of this Lease had been retained.
(4) If the annual rent shall for any reason not have been determined prior to the relevant Review Date, the Tenant shall continue to pay rent at the rate payable immediately prior to the relevant Review Date until the rent shall have been determined, and on the date ("Due Date") 14 days after the date of such determination there shall be payable:

Council Tax London Borough of Newham Band B.

Parking: Communal residents car park, unallocated parking. A residents permit must be obtained.

An Ofcom online search shows that there is the following coverage via the following mobile networks:
EE, O2 & Three: 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 variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

An Ofcom Online search shows that standard and superfast 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. A satisfactory EICR was carried out in Feb 2026.

The title register states the following:
4 (06.06.2017) The Lease prohibits or restricts alienation.
5 (06.06.2017) The land has the benefit of any legal easements granted by clause LRll.1 of the registered lease dated 10 April 2017 referred to above but is subject to any rights that are reserved by the said deed and 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.

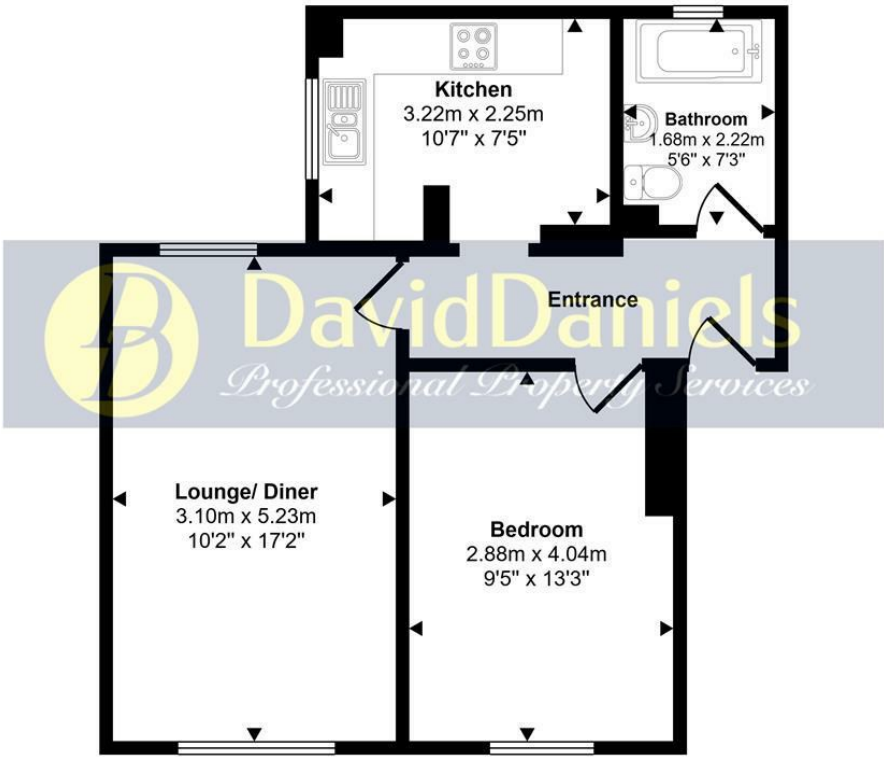
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

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.

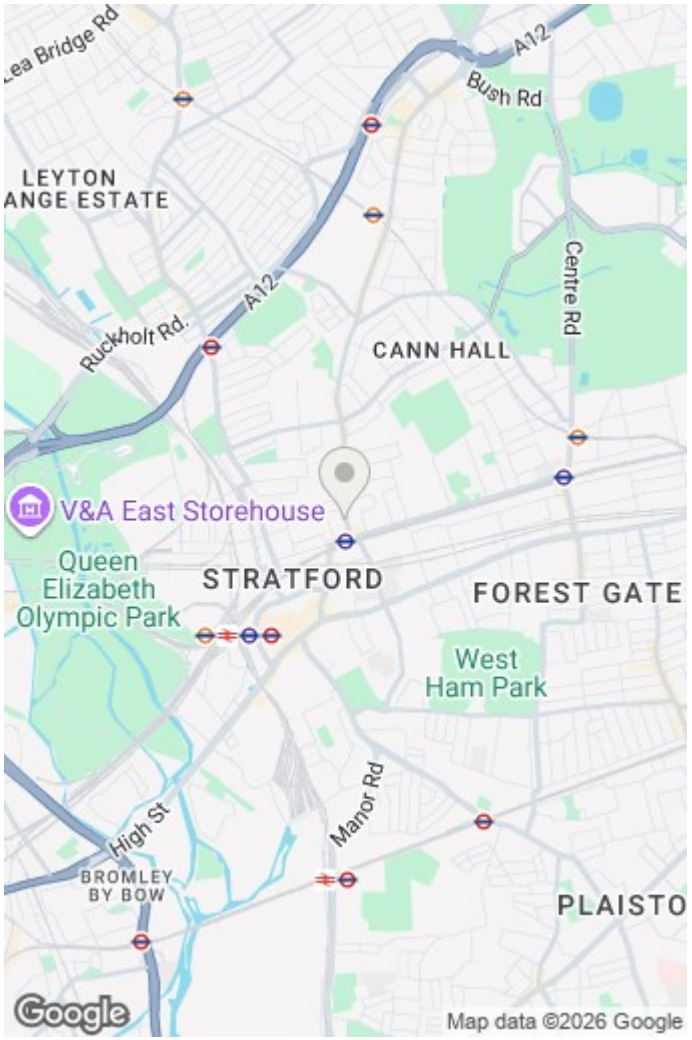
HOOVER

Approx Gross Internal Area
46 sq m / 495 sq ft

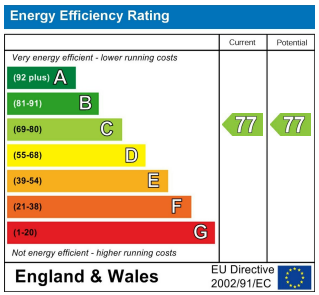


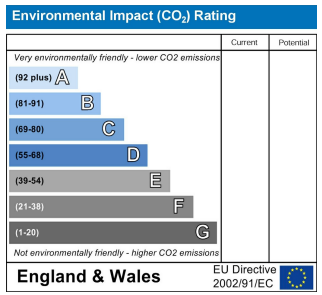
DavidDaniels
Professional Property Services

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.





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.

naea | propertymark PROTECTED

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

The Property Ombudsman