



Otter Close London E15 2PZ

Well Presented Two Bedroom Two Bathroom Second Floor Apartment £337,500 LH

Nestled in the sought-after Otter Close riverside development in Stratford, London, this well-presented two-bedroom, two-bathroom apartment offers a delightful living experience. Spanning 590 square feet.

Upon entering, you are greeted by a spacious lounge that provides ample room for both relaxation and dining. The fitted kitchen is well-equipped. The apartment features two bathrooms, including a family bathroom and an ensuite connected to the master bedroom, providing both privacy and convenience.

Residents of this development benefit from a communal car park, available on a first-come, first-served basis, adding to the practicality of this lovely home. The location is particularly appealing, as it is just a short walk to Pudding Mill Lane DLR station, offering excellent transport links to the rest of London. Additionally, the nearby Three Mills Green Park provides a serene escape for leisurely strolls or outdoor activities.

This property is an excellent opportunity for first-time buyers or those looking for a buy-to-let investment. With its desirable features and prime location, this apartment is sure to attract interest. Do not miss the chance to make this charming residence your own.

Entrance Via

secure communal door into communal hall - stairs ascending to second floor - door to

Hallway

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

Lounge



double glazed window - wall mounted electric heater - power points - wood effect floor covering - door to

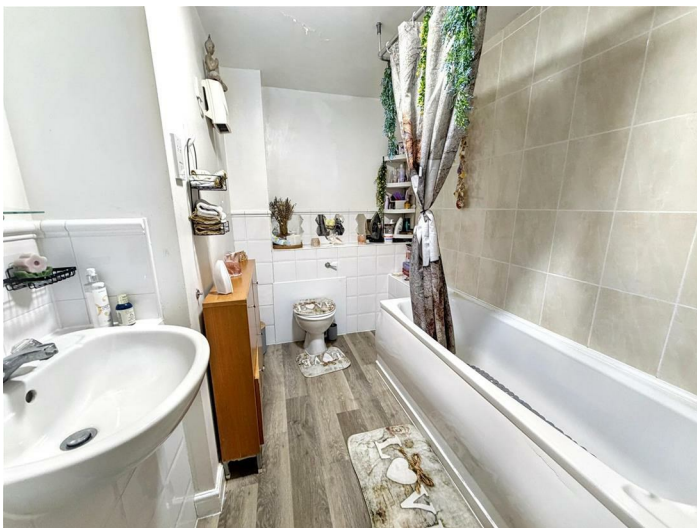


Kitchen



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

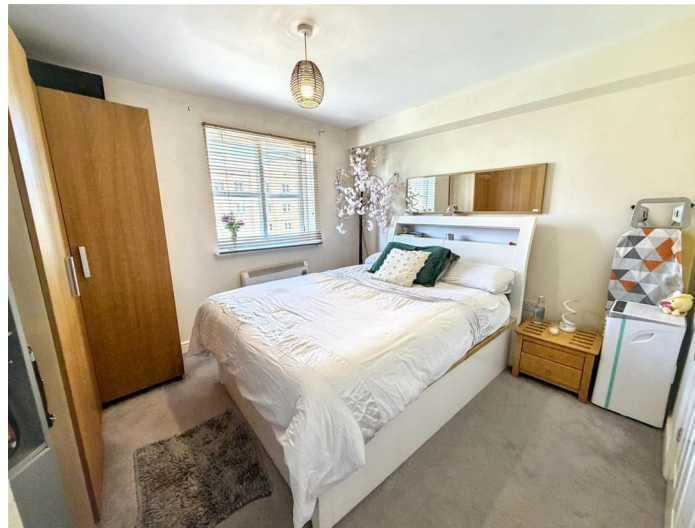
Bathroom



cupboard housing immersion heater and water tank - wall

mounted extractor fan - wall mounted electric heater - three piece suite comprising of panel enclosed bath with shower over - low flush w/c - wash hand basin - shaver point - partially tiled walls - wood effect vinyl floor covering.

Bedroom 1



double glazed window - wall mounted electric heater - power points - carpet to remain - door to

Ensuite



wall mounted extractor fan - wall mounted electric heater - shower cubicle - wash hand basin - low flush w/c - shaver point - partially tiled walls - wood effect vinyl floor covering.

Bedroom 2



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

Local Area



Additional Information:

The lease has 165 Years remaining (189 Years from 29/09/2002).
The current service charge is £2,372.00 per annum and is reviewed yearly.
The ground rent is £0.00 per annum.
Council Tax London Borough of Newham Band C

Parking: communal resident car park on a first come first served basis, a permit must be acquired from the block managers and you must register your vehicle details with them.

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.
O2: 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. You may be able to get limited indoor coverage.
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:
A Conveyance of the freehold estate in the land in this title and other land dated 24 March 1958 made between (1) The British Transport Commission (Commission) and (2) B.R.S. (Pickfords) Limited contains the following exceptions and reservations and an agreement and declaration and this registration takes effect subject thereto:- "Except and Reserved to the Commission as mentioned in Part I of the Second Schedule hereto.
IT IS HEREBY FURTHER AGREED AND DECLARED as mentioned in Part II of the Second Schedule hereto.
THE SECOND SCHEDULE
PART I
The right for the Commission at any time to require the removal of all removable materials from the surface of the said piece of land delineated and hatched red on the plan annexed to the 1941 Conveyance and to enter thereon for the

purpose of inspecting repairing renewing enlarging or altering as they may think fit the anchor piles and beams, connected with the river wall of the Waterworks River which are constructed therein and which are vested in the Commission and to carry out from time to time as they may in their absolute discretion think fit such works of inspection repair renewal enlargement or alteration of the said Anchor piles and beams.

PART II

There shall not be included in this Conveyance any easement or right of light air or support or other easement or right which would restrict or interfere with the free use by the Commission or any person deriving title under them for building or any other purpose of any adjoining or neighbouring land of the Commission and there shall be reserved to the Commission the right at any time to erect or suffer to be erected any buildings or other erections and to alter any buildings or other erections now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property and any access of light and air over the adjoining land of the Commission shall be deemed to be enjoyed by the licence or consent of the Commission and not as of right."

NOTE: The land hatched red referred to is a tri-angular strip of land adjacent to the South-eastern boundary of the land in this title.

(04.10.2019) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 27 August 2004 referred to in the Charges Register.

(04.10.2019) The Transfer dated 27 August 2004 referred to above contains a provision as to light or air and boundary structures.

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 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.

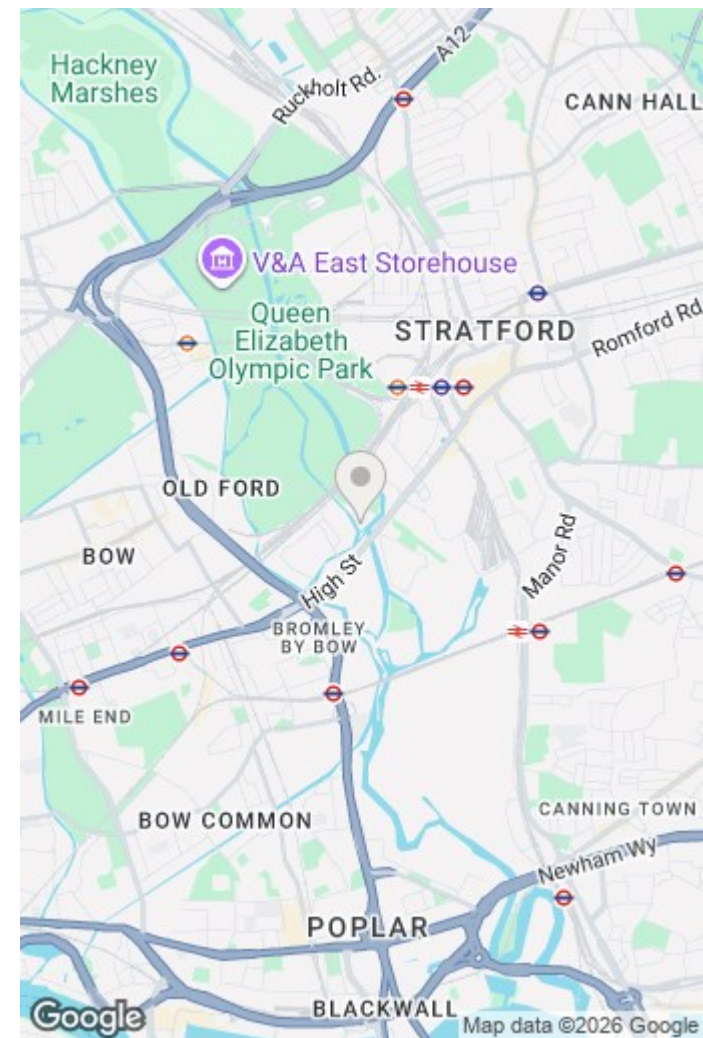
Approx Gross Internal Area
55 sq m / 590 sq ft



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.

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.



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			
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	