High Street London E15 2NZ

Well Presented One Bedroom Ninth Floor Apartment £200,000 L/H

Nestled in the heart of London on the bustling High Street, this well-presented one-bedroom apartment is situated on the ninth floor of the sought-after Central House development. Spanning an impressive 409 square feet, this purpose-built residence offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those seeking a lucrative buy-to-let investment.

The apartment features a well-equipped kitchen complete with an integrated fridge/freezer. The spacious lounge provides a welcoming atmosphere. The double bedroom is generously sized, while the three-piece family bathroom adds to the overall appeal of the property.

Residents of Central House benefit from a range of amenities, including a dedicated concierge service and access to a communal gym, promoting a lifestyle of ease and wellness. The building boasts an EWS1 certificate with an A1 rating, ensuring peace of mind regarding safety and structural integrity. With 972 years remaining on the lease, this property offers long-term security for its future occupants.

The location is particularly advantageous, with easy access to the stunning Queen Elizabeth Olympic Park, ideal for outdoor activities and leisure. Additionally, the Pudding Mill Lane DLR station is just a short walk away, providing excellent transport links to the rest of London.

With a potential rental income of £1,600 per calendar month, this apartment presents a fantastic opportunity for investors. Do not miss the chance to make this charming property your new home or investment.

Entrance Via
communal door to communal hallway - stairs and lift ascending to ninth floor - door to:

Hallway
Cupboard housing consumer unit and water heater - power points - wood effect floor covering - doors to.

Kitchen

Range of eye and base level units incorporating a one and half bowl stainless steel sink with mixer tap and drainer - integrated fridge/freezer - space and plumbing for washing machine and dishwasher - built in oven with four point hob and extractor fan over - tiled splash back - power points - tiled floor covering

Lounge

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

Bedroom

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

Bathroom

ceiling mounted extractor - three piece suite comprising of a panel enclosed bath with mixer tap to shower attachment - vanity sink unit - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

Communal Gym

Additional Information:
The lease has 972 Years remaining at the time of listing (999 years from 01/01/2000).
EWS1 with an A1 rating.
The current service charge is £2500.00 per annum and is reviewed yearly.
The ground rent is £273.76 per annum and is reviewed every 21 years (next review due in 2042) and is reviewed as follows:
The Rent shall be subject to review on each twenty-first anniversary of the Commencement Date and then shall if appropriate be increased to such sum as is the same percentage of the Review Value of the Building as the Rent is of the First Value of the Building BUT so that such reviewed rent shall never equal or exceed such sum as would in appropriate circumstances create an inhibition on the premium capable of being charged on an assignment of the Demised Premises in the same manner as set out in Section 127 and Schedule 18 Part II of the Rent Act 1977 as amended by Section 78 of the Housing Act 1980 or any amending or similar legislation in which case the Rent shall be £1.00 less than the sum which would otherwise be charged being £1.00 less than the amount which creates an inhibition on the premium.

The amount of Rent for a specific Review Period and each succeeding Review Period shall be specified in a written notice given by the Lessor to the Lessee at any time within twelve months prior to the appropriate Twenty-First anniversary of the Commencement Date PROVIDED THAT if the Lessee serves a counter-notice on the Lessor within three months (time being of the essence) of the service of the said notice disputing the increase in the Rent then the reviewed Rent shall be either as may subsequently be agreed in writing between the Lessor and the Lessee within three months of the date of the said counter-notice or such longer period as shall be agreed between the Lessor and the Lessee or that as shall be determined by a chartered surveyor ("the Surveyor") (acting as an expert and not an arbitrator) who shall be appointed by the President for the time being (or another proper officer) of the Royal Institution of Chartered Surveyors or (if he fails to appoint one within three months of being requested to do so) by the President for the time being (or another proper officer) of the Law Society on the application by the Lessor made any time after the expiry of the said three month period.

Council Tax London Borough of Newham Band B

Parking: No parking available

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 wall mounted electric heaters.

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..

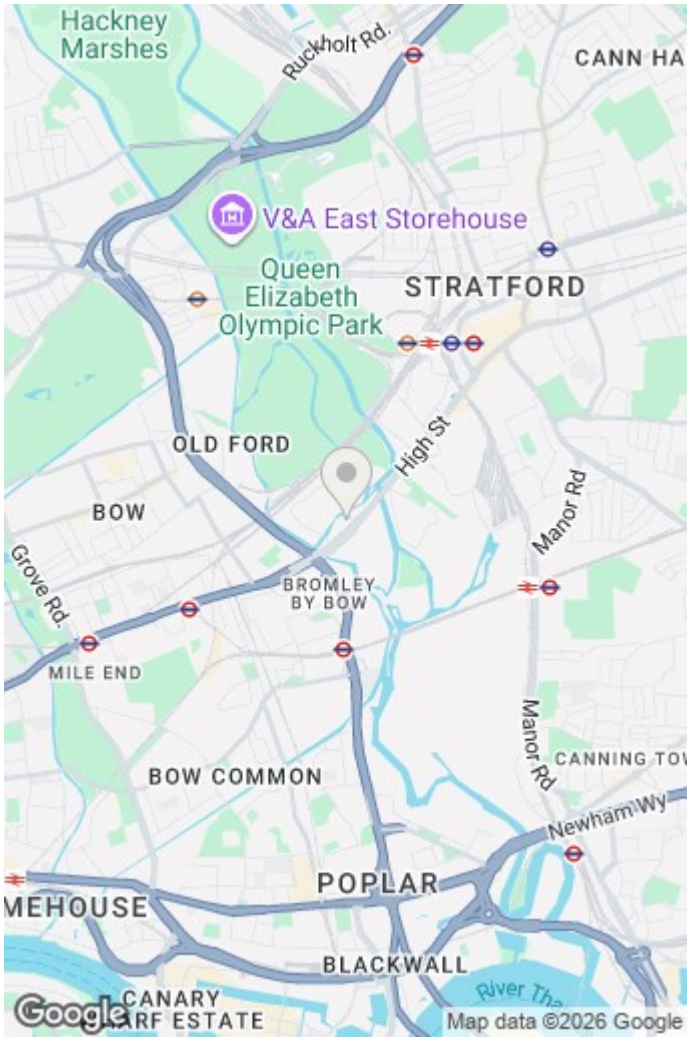
Disclaimer
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property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

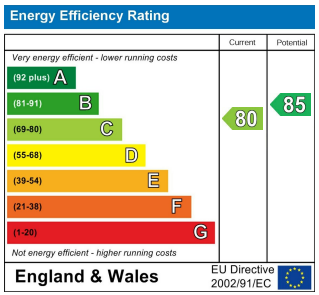
Approx Gross Internal Area
38 sq m / 409 sq ft

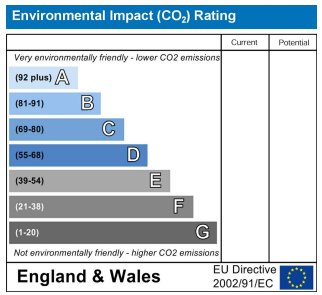
DavidDaniels
Professional Property Services

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.







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