



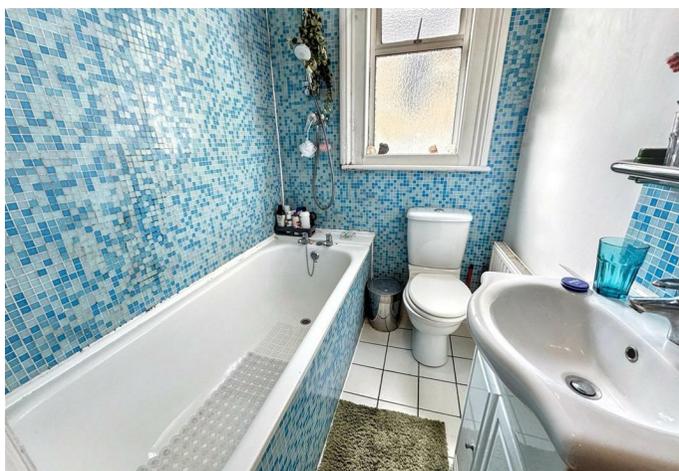
Grove Green Road London E11 4EG
Spacious Two Bedroom Split Level Period Conversion £450,000 L/H

Nestled on Grove Green Road in London, this charming two-bedroom flat is a splendid example of a period conversion. Spanning an impressive 755 square feet, this spacious split-level property offers excellent potential.

Upon entering, you are welcomed into a generous lounge that provides an inviting space for relaxation and entertainment. The two well-proportioned double bedrooms ensure ample room for comfort, making this flat an ideal choice for first-time buyers or those seeking a project to personalise. With 152 years remaining on the lease and a peppercorn ground rent, this property presents a sound investment opportunity.

Conveniently located, the flat is just a short stroll from Leyton station, providing excellent transport links to the heart of London. Additionally, Leyton Mills retail park is nearby, offering a variety of shopping options. The vibrant Francis Road, known for its eclectic mix of cafes and boutiques, is also easily accessible at the end of the road.

This property is ripe for renovation, allowing you to infuse your own style and preferences into the space. Whether you envision a modern update or wish to preserve its period charm, this flat offers a blank canvas for your creative ideas. Don't miss the chance to make this delightful property your own in a sought-after London location.



Entrance Via
communal door to communal hallway - door to:

Hallway
stairs ascending to:

First Floor Landing
stairs ascending to second floor - power points - wood effect floor covering - doors to:

Kitchen



double glazed window to rear elevation - wall mounted Worcester boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - space and plumbing for washing machine - space and plumbing for dishwasher - space for undercounter fridge and freezer - tiled splash backs - power points - tiled floor covering.



Bathroom



obscure double glazed window - three piece suite comprising of a panel enclosed bath with shower over - vanity sink unit - low flush w/c - tiled splash backs - radiator - tiled floor covering.

Second Floor Landing
radiator - wood effect floor covering - doors to:

Lounge



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



Bedroom 2



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

Bedroom 1



double glazed window to rear elevation - feature fireplace - radiator - power points - wood effect floor covering.

Additional Information:

The lease has 152 Years remaining approx. (189 years from 31 October 1989)

The current service charge is £0.00 per annum and is reviewed yearly.

The ground rent is £0.00 per annum.

Council Tax London Borough of Waltham Forest 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: 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.
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:

(14.01.2008) The following are details of the covenants contained in the Conveyance dated 23 November 1961 referred to in the Charges Register:-

"THE Purchaser to the intent and so as to bind (so far as practicable) the property hereby conveyed into whosoever hands the same may come and to benefit and protect the adjoining and neighbouring properties now forming part of the Cowley Settled Estates and every part thereof hereby covenants with the Vendor to perform and observe the conditions and stipulations set out in the First Schedule hereto and the Vendor reserves the right to sell any other portion of the said Cowley Settled Estates free from any conditions or stipulations or subject to any conditions or stipulations and to release the property and any portion of the Cowley Settled Estates previously or hereafter sold from any conditions or stipulations imposed on the sale thereof
THE FIRST SCHEDULE above referred to

1. CHARACTER AND BUILDINGS (a) No buildings shall be erected on any part of the land hereby conveyed except one private dwellinghouse with requisite domestic offices of a class similar to the dwellinghouse at present on the said land No part of any such dwellinghouse or of the offices thereto shall be erected or stand nearer to Grove Green Road aforesaid than the existing adjoining or neighbouring buildings (b) No hut shed or caravan or house on wheels to be used as a dwellinghouse and no swing or roundabout or contrivance intended for public amusement shall be erected or placed or allowed to remain on the said land
2. EXCAVATIONS No bricks or tiles shall be made nor any clay or lime burnt on the said land No gravel sand clay or soil shall be removed from the said

land except where required for building purposes thereon
3. USER OF PREMISES Neither the said premises nor any erection or building which may be erected thereon shall be used for the purpose of carrying on any trade manufacture or business whatsoever nor for the purpose of exhibiting advertisements nor for any other purpose than for a private residence or as a private dwellinghouse nor shall any deposit be placed or anything done or permitted on the said land which shall be noxious dangerous or offensive or a nuisance or annoyance to the neighbourhood or to the Vendor his successors in title or assigns or his or their tenants or to the owners or occupiers of adjoining or neighbouring property or which shall be in anywise injurious to the same
4. THE Purchase (sic) shall not be entitled to any rights of light or air or other right which would interfere with the free use of adjoining or neighbouring property for building or other purposes."

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.

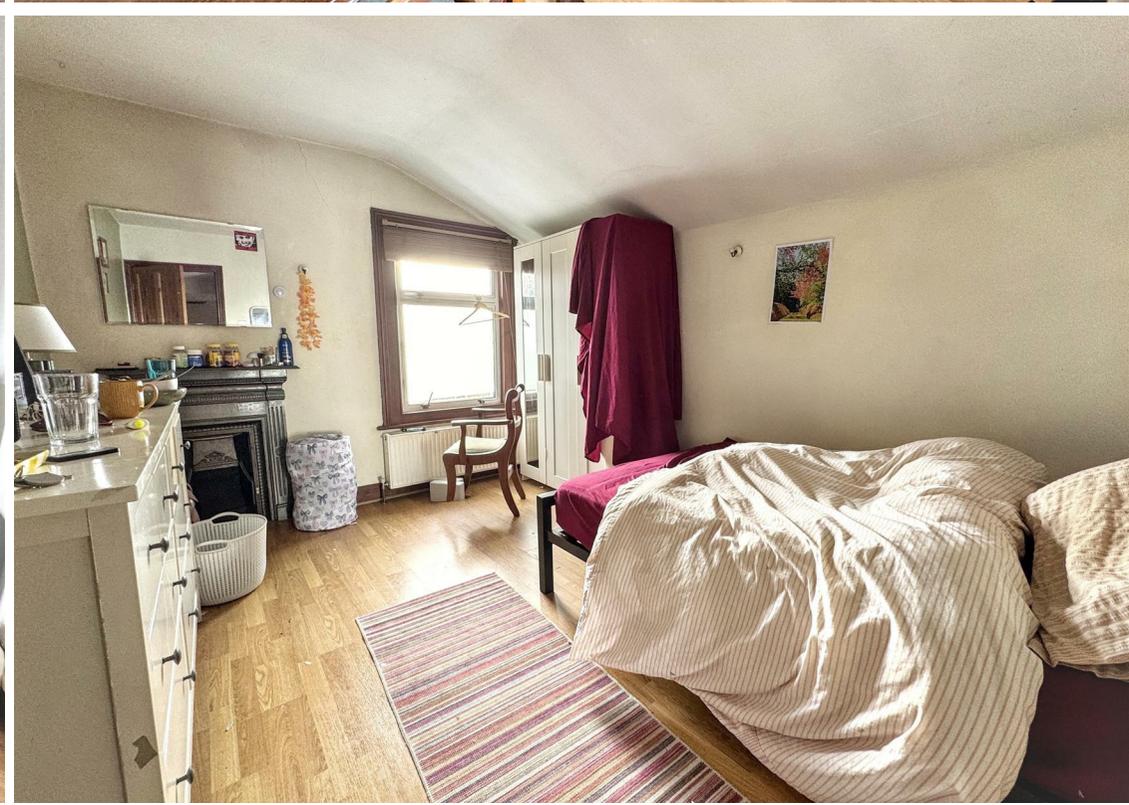
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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

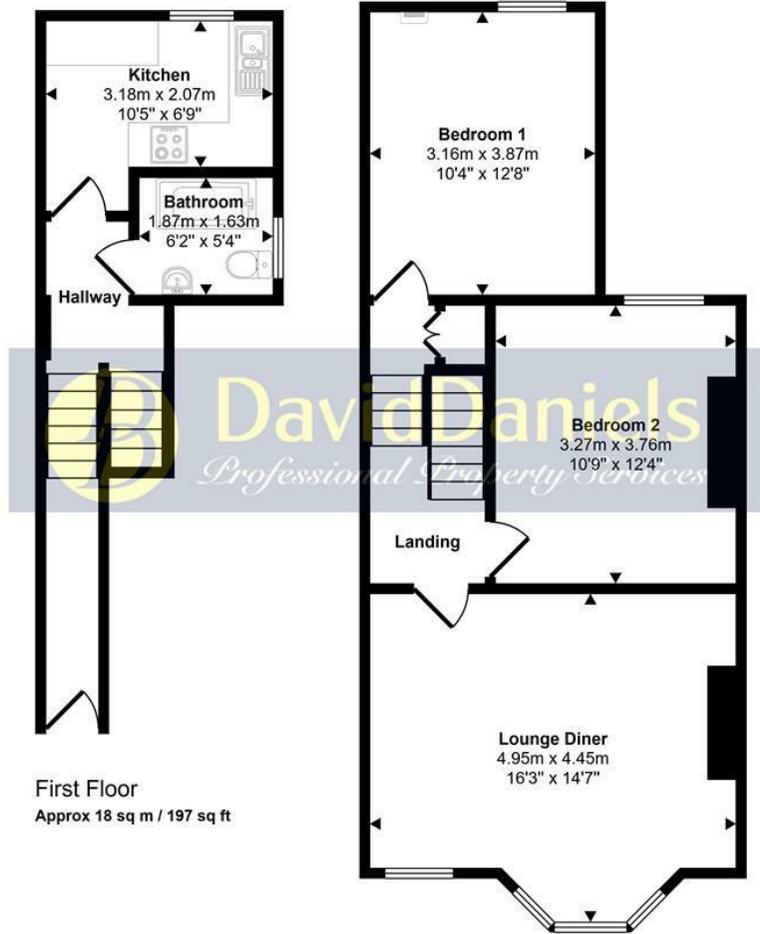
Please get in touch should you require a quotation and we will be pleased to organise this for you.

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may 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.



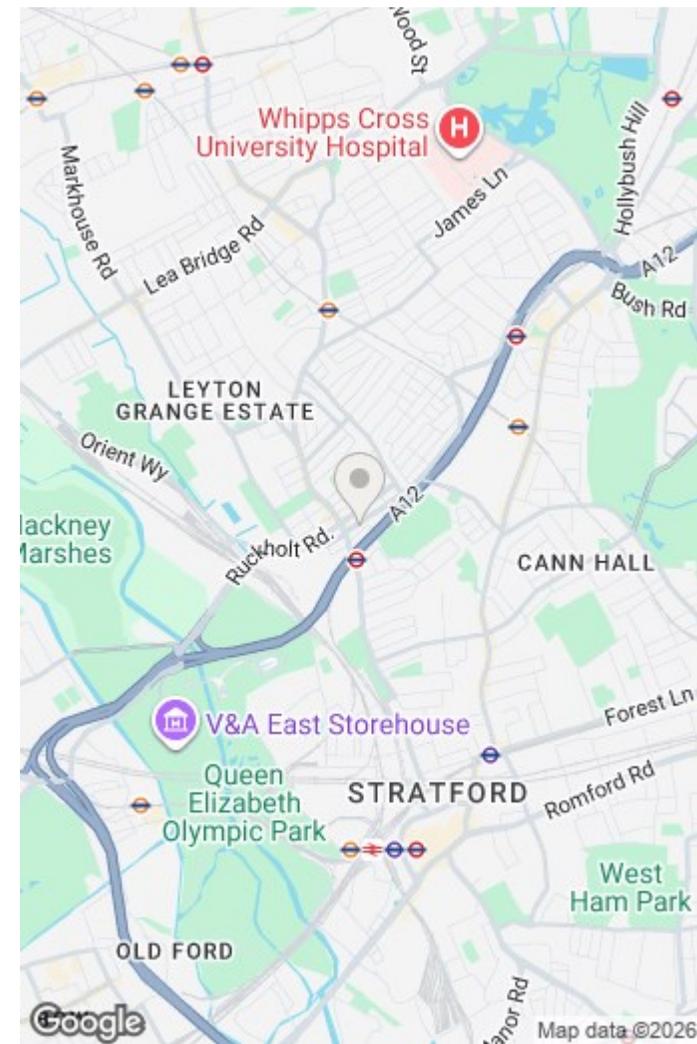
Approx Gross Internal Area
70 sq m / 755 sq ft



Second Floor
Approx 52 sq m / 558 sq ft

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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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			
		70	77
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	



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