Grange Road London E13 0HB

Beautifully Presented Two Bedroom Two Bathroom Duplex Apartment With Private Terrace £425,000 L/H

Nestled on Grange Road, this rarely available duplex apartment offers an exceptional blend of contemporary design, generous living space and modern comfort. Built in 2018, the property extends to approximately 823 sq ft and is beautifully presented throughout, making it an ideal turnkey home.

The apartment features a spacious principal bedroom, complete with dual-aspect windows that flood the room with natural light and a stylish en-suite bathroom. A well-appointed second double bedroom offers versatile accommodation, ideal for guests, a home office or a nursery, and is complemented by a contemporary family bathroom.

At the heart of the home is a bright and impressive open-plan living, dining and kitchen space. Dual-aspect windows and glazed doors create a wonderfully light and airy atmosphere, while the modern kitchen is centred around a stylish peninsula, providing the perfect space for everyday dining and entertaining. The living area opens directly onto a private decked garden via double-glazed doors, creating an effortless indoor-outdoor flow. The terrace also benefits from a generous external storage room, offering valuable additional space.

Ideally positioned within easy walking distance of Hermit Road Recreation Ground, the property enjoys access to attractive green open space, while West Ham and Plaistow stations are nearby, providing excellent transport links across London.

The property also benefits from the remainder of its 10-year structural warranty, which will be transferred to the new owners, and has a valid EWS1 with an A1 rating, offering additional reassurance for buyers and mortgage lenders alike. Rarely available and finished to a high standard throughout, this impressive two-bedroom, two-bathroom duplex apartment presents an outstanding opportunity for first-time buyers, professionals and downsizers alike, combining stylish contemporary living, generous accommodation and private outdoor space in a well-connected East London location.

Entrance Via
communal door to communal hallway - door to:

Hallway
wall mounted entryphone - power points wood effect floor covering - stairs ascending to first floor - stairs descending to:

Lower Ground Floor Hall
wood effect floor covering doors to:

Kitchen/Lounge

double glazed window - range of eye eye and base level units incorporating a kitchen peninsula unit - stainless steel sink with mixer tap - built in oven with four point gas hob and extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - radiator - wood effect tiled floor covering - double glazed double doors to Terrace - door to:

Storage Room

housing consumer unit (limited head height).

Bathroom

wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with shower over - wall mounted wash basin - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

First Floor Landing

radiator carpet to remain - doors to

Bedroom 1

dual aspect double glazed windows - radiator - power points - carpet to remain - door to:

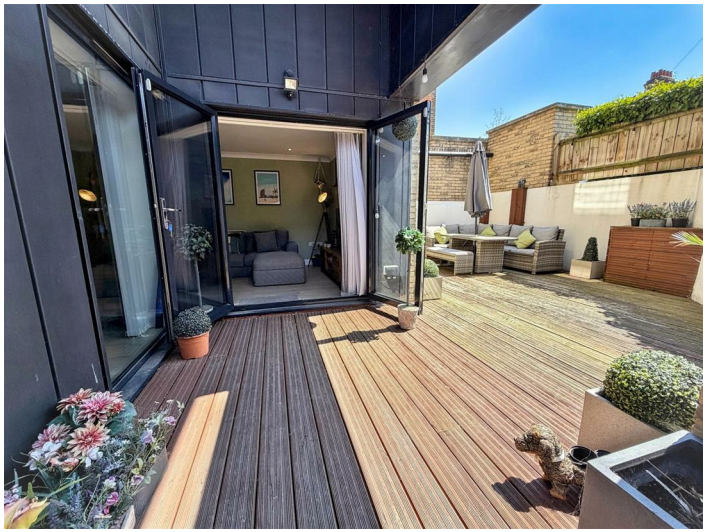
Ensuite

ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with shower over - wall mounted wash basin with mixer tap - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

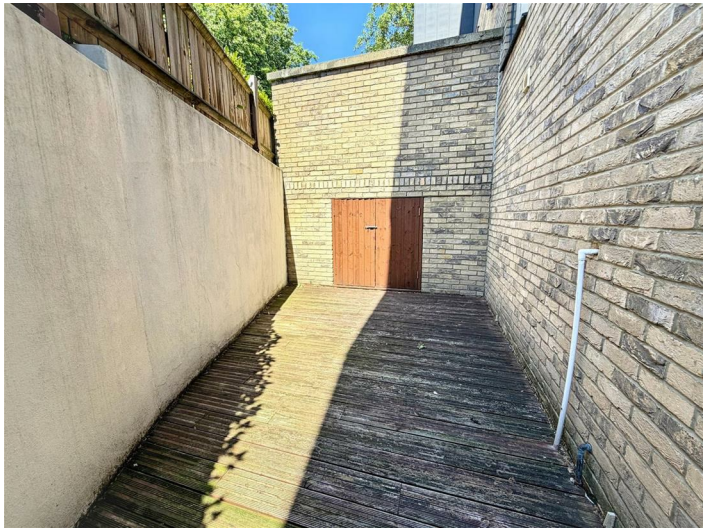
Bedroom 2

double glazed window - radiator - power points - carpet to remain.

Terrace



decked - outside sockets - door to:



Storage Cupboard

power points - limited head height.

Additional Information:
The lease has 141 Years remaining.
The current service charge is £2238.82 per annum and is reviewed yearly.
The ground rent is £300.00 per annum and is reviewed as follows: Review Dates: any one of 1st January 2033 and every tenth anniversary of that date.
The amount of Rent shall be reviewed on each Review Date to the indexed rent determined pursuant to this schedule except that if the level of the indexed rent so determined is less than the level of the Rent which was applicable on the day preceding such Review Date the Rent shall remain at such previous level until the next Review Date.
The indexed rent shall be determined at the relevant Review Date by multiplying the Base Rent by the All Items index value of the RPI for the month two months before the month in which the relevant Review Date falls, then dividing the product by the All Items index value of the RPI for the Base RPI Month.

Council Tax London Borough of Newham Band C.

EWS1 with an A1 Rating

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 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.
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 and superfast is available.

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: (27.12.2018) The land has the benefit of any legal easements granted by clause LR11.1 of the registered lease dated 10 December 2018 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.

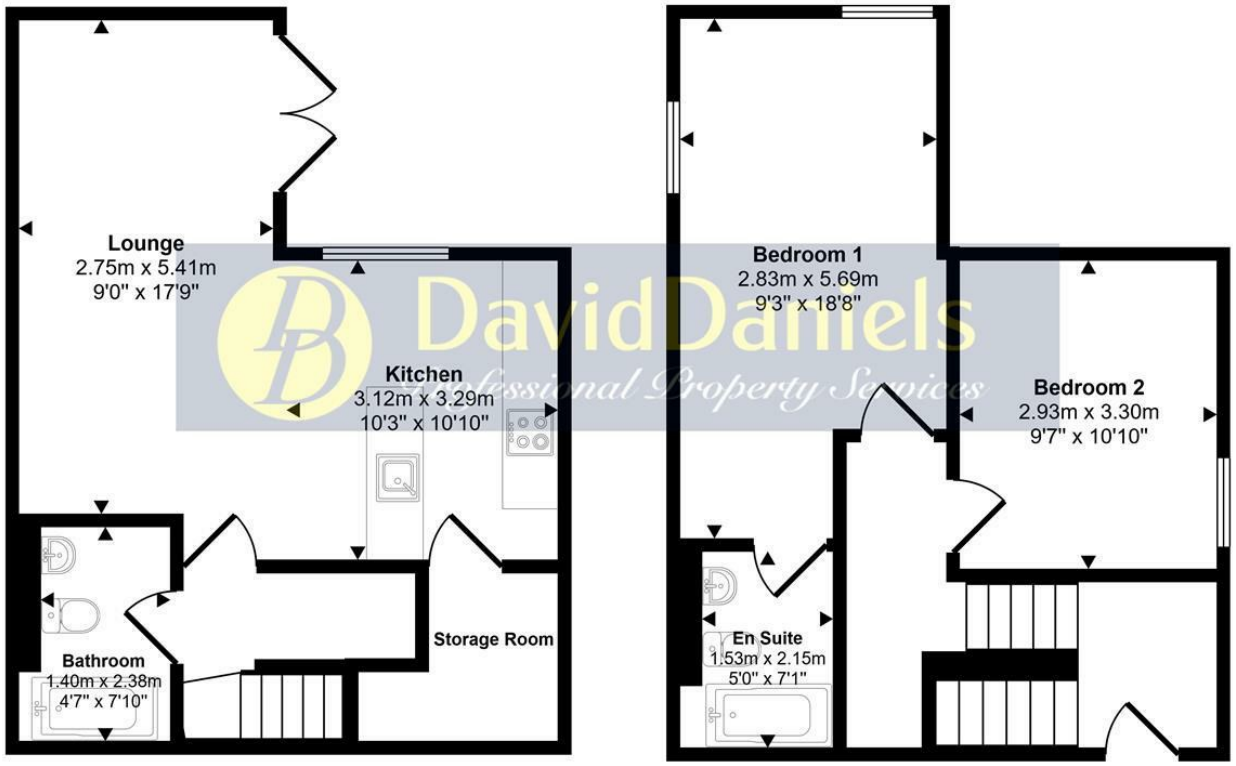
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

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.

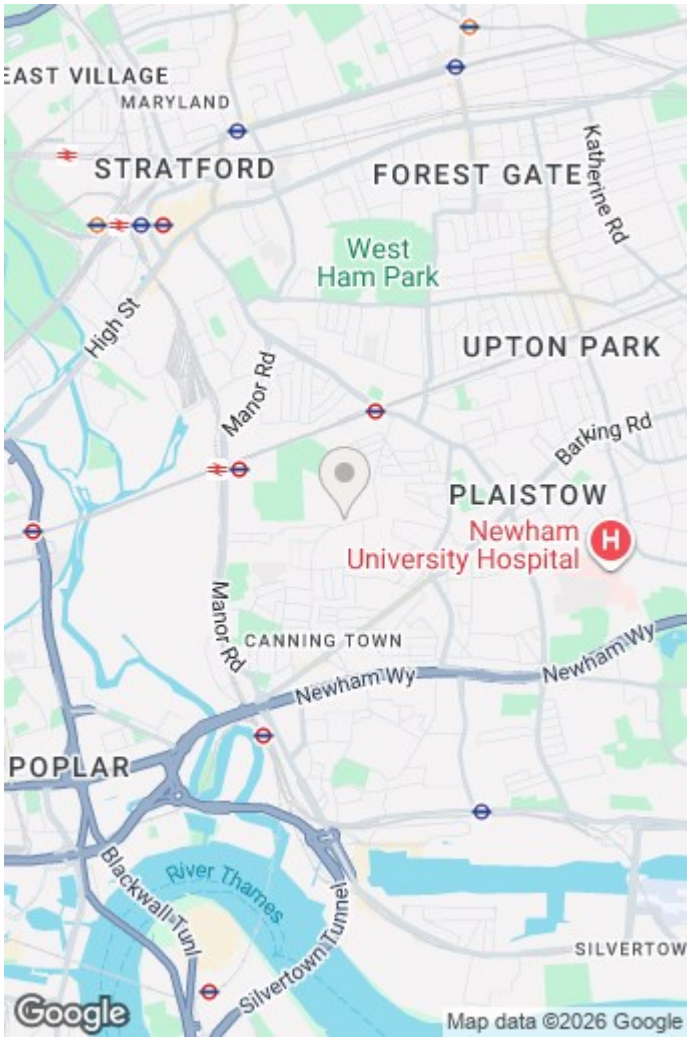
Approx Gross Internal Area
76 sq m / 823 sq ft



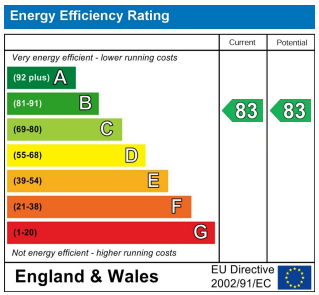
David Daniels
Professional Property Services

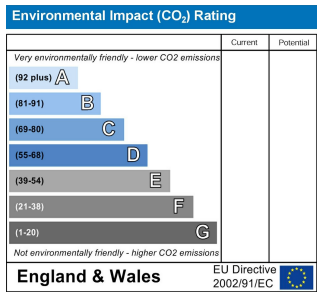
Lower Ground Floor
Approx 38 sq m / 411 sq ft

Ground Floor
Approx 38 sq m / 412 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.





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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The Property Ombudsman