

Henniker Road, London E15 1JY

Well Presented, Chain Free, One Bedroom Ground Floor Flat With Communal Garden Offers Over

Situated within a well-maintained development on Henniker Road, E15, this well-proportioned one-bedroom ground floor flat offers 46 sqm of accommodation, making it a generous size for a one-bedroom property. The property is offered chain free and also benefits from access to a communal garden.

The accommodation comprises a bright and spacious lounge/dining room, a separate well-equipped kitchen, generous double bedroom, contemporary bathroom and hallway with useful storage. The ground floor position provides easy access and the well-planned layout offers a comfortable and practical home, with scope for buyers to personalise to their own taste.

Residents also benefit from access to the communal garden, providing a pleasant outdoor space without the upkeep associated with a private garden.

Ideally positioned for Stratford Station, Stratford International and Maryland Station (Elizabeth Line), the property enjoys excellent transport links across London and beyond. Westfield Stratford City and Queen Elizabeth Olympic Park are also within easy reach, offering an outstanding choice of shopping, restaurants, cafés, leisure facilities and open green spaces.

A wide range of supermarkets, local restaurants, cafés and parks are all nearby, making this a convenient location for everyday living.

Offered chain free and with 104 years remaining on the lease (125 years from 18 September 2006), this well-proportioned ground floor flat would make an excellent purchase.

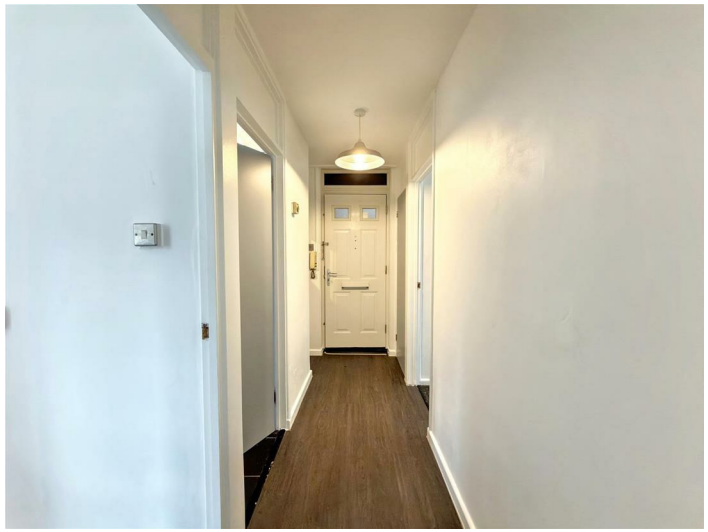






Entrance Via
secure communal door to communal hallway - door to:

Hallway



cupboard housing electric meter - wall mounted consumer unit - wall mounted entry phone - storage cupboard - power point - wood effect floor covering - doors to:

Bedroom



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

Lounge/ Diner



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



Kitchen



double glazed window - range of eye and base level units incorporating a one and a half bowl sink with mixer tap and drainer - electric cooker point - space and plumbing for dishwasher - space and plumbing for washing machine - cupboard housing water heater - space for fridge/ freezer - tiled splash backs - power points - wood effect floor covering.



Bathroom



obscure double glazed window - three piece suite comprising of a panel enclosed bath with mixer tap to shower attachment - vanity sink unit with mixer tap - low flush w/c with concealed cistern - tiled walls - tiled floor covering.

Additional Information:
The lease has 104 Years remaining (125 years from 18 September 2006).
The current service charge is £1,197.00 per annum and is reviewed yearly.
The ground rent is £10.00 per annum.
Council Tax London Borough of Newham 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, 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 water, mains sewerage and is heated via wall mounted electric heaters.

The title register states the following:
3 (26.10.2006) The above lease is made pursuant to Part V of the Housing Act 1985 and the title includes the legal easements referred to in clause LRll.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land. In addition the land has the benefit of but is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
4 (26.10.2006) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
3 (26.10.2006) RESTRICTION: No transfer or lease of the registered estate dated before 18 September 2016 by the proprietor of the registered estate or by the proprietor of any registered charge is to be completed by registration unless accompanied by (a) a certificate given by Council of the London Borough of Newham of Town Hall, East ham, London E6 2RP that the transfer or lease complies with the requirements of section 156A of the Housing Act 1985 or that the transfer or lease is an exempted disposal or is not a relevant disposal, or (b) a certificate given by a person who confirms that he is the person in whom the reversionary interest is now vested (if that person is not the original disposing authority), and that the transfer or lease complies with the requirements of section 156A of the Housing Act 1985 or is either an exempted disposal or is not a relevant disposal.
4 (26.10.2006) RESTRICTION: No transfer of the registered estate by the proprietor of the registered estate is to be completed by registration without a certificate signed by the solicitor to the Council of the London Borough of Newham of Town Hall, East Ham, London E6 2RP (or such other person as the Council so shall authorise) that the provisions of clauses 3 and 5(15) and (16) of the registered lease have been complied with provided always that compliance with clause 3 shall not be required on an exempt disposal (defined in Sections 160 and 161 Housing Act 1985) as evidenced by a certificate given by the conveyancer to the transferor.

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.

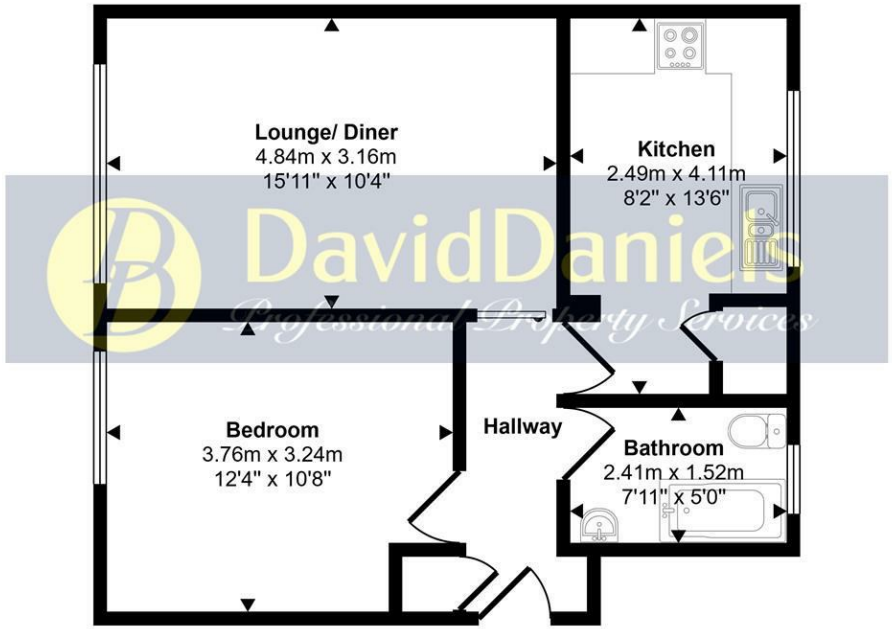






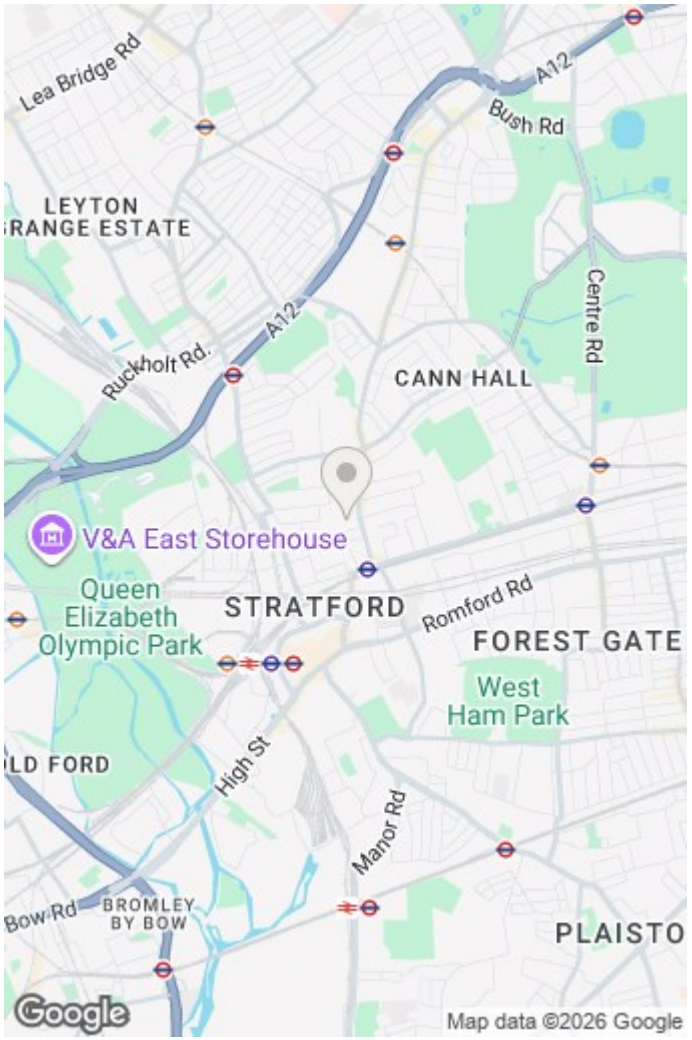


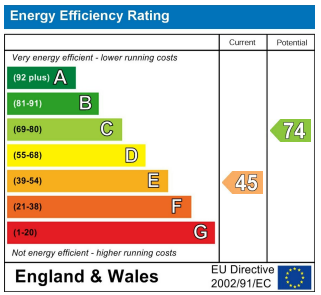
Approx Gross Internal Area
46 sq m / 497 sq ft

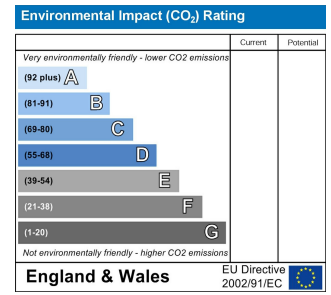


Floorplan

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.







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