Jack Clow Road, London E15 3AS

Chain Free Second Floor Two Bed Flat With Communal Parking **£290,000 L/H**

Located on Jack Clow Road, this chain-free, second-floor flat offers well-balanced accommodation, a long lease and excellent transport connections, making it an ideal purchase for first-time buyers, investors or those seeking a conveniently located London home.

Extending to approximately 533 sq. ft., the accommodation comprises a bright lounge/dining room, a separate kitchen, two bedrooms and a family bathroom. The apartment offers a practical layout with well-proportioned living space, together with an excellent opportunity for a new owner to put their own stamp on the property.

Further benefits include approximately 156 years remaining on the lease and the use of two communal parking permits issued by the management company, spaces are on a first come first served basis. The inclusion of parking is a valuable advantage in such a well-connected location, complementing the excellent transport links and offering greater flexibility for a variety of travel needs.

Ideally positioned within easy walking distance of West Ham Station, the property enjoys excellent transport links to Stratford, Canary Wharf, the City and Central London. Memorial Recreation Ground is also nearby, together with a range of local amenities and regular bus services.

Combining a practical layout, excellent connectivity, the added benefit of parking and scope to personalise, this apartment is a fantastic opportunity to acquire a well-located home in this increasingly popular part of East London.

Entrance Via
secure communal door to communal hall way - stairs ascending to second floor - door to:

Hallway
access to loft - wall mounted consumer unit - storage cupboard housing water heater - wall mounted entry phone - power point - wood effect floor covering - doors to:

Bedroom Two

window - storage heater - power point - carpet to remain.

Bedroom One

window - storage heater - power points - wood effect floor covering.

Bathroom

obscure window - wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with taps and electric shower over - pedestal wash basin - low flush w/c - vinyl floor covering.

Lounge/ Diner

window - storage heater - power points - carpet to remain - door to:

Kitchen

window - wall mounted extractor fan - range of eye and base level units incorporating a sink with taps and drainer - electric cooker point - space and plumbing for washing machine - space for fridge/ freezer - power points - vinyl floor covering.

Communal Parking

Additional Information:
The lease has 156 Years remaining (169 years from 10 December 2013).
The current service charge is £1,920.00 per annum and is reviewed yearly.
The ground rent is a peppercorn.
Council Tax London Borough of Newham Band C.

Parking: Communal car park, two communal parking permits issued by the management company, spaces are on a first come first served basis.

An Ofcom online search shows that there is the following coverage via the following mobile networks:
EE, 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.
O2: 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.

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 and mains sewerage.
The title register states the following:
2 (12.12.2013) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
3 (12.12.2013) The registered lease was granted under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993.
7 (12.12.2013) The Lease prohibits or restricts alienation.

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.

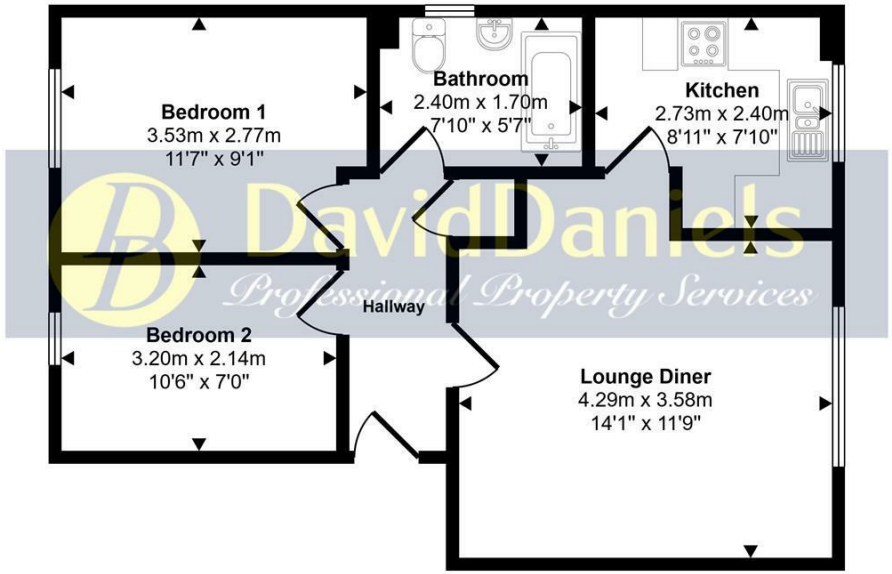
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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.

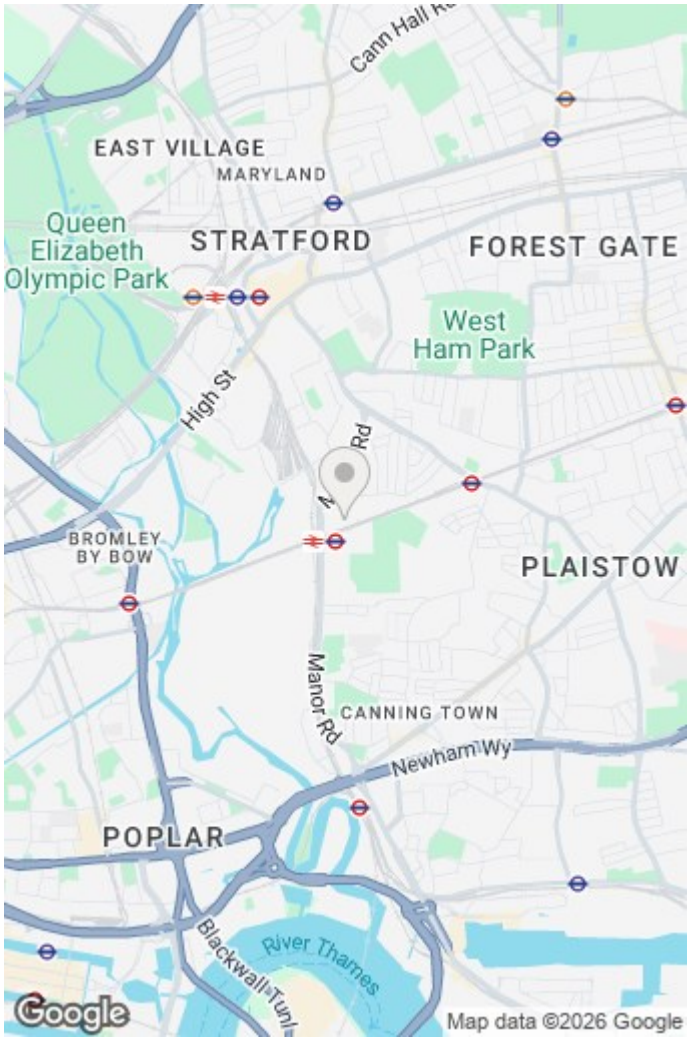
Keeping
bathtime flowing

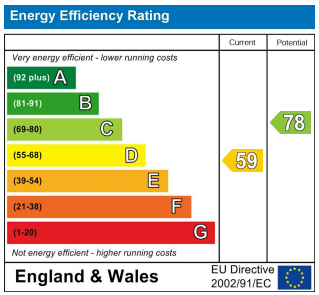
Approx Gross Internal Area
49 sq m / 533 sq ft

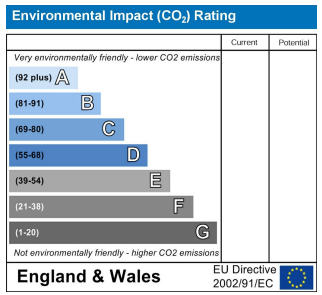


Floorplan

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.







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