



**Upton Lane Forest Gate E7 9NP**

**Two Bedroom Ground Floor Apartment Guide Price £280,000 - £290,000 L/H**





Guide price of £280,000 to £290,000.

Nestled in the heart of Upton Lane, London, this charming two-bedroom ground floor apartment offers a delightful blend of character and modern living. Spanning an impressive 622 square feet, the property boasts high ceilings that create a sense of spaciousness and light throughout. This apartment retains a unique charm while providing all the conveniences of contemporary life.

The accommodation comprises a welcoming reception room, alongside two well-proportioned bedrooms that offer ample space. The bathroom and kitchen are thoughtfully designed, catering to all your needs.

One of the standout features of this property is its prime location, just a short stroll from the serene West Ham Park, ideal for leisurely walks or outdoor activities. This apartment presents an excellent opportunity for first-time buyers or investors alike. The property comes with a lease of 125 years remaining and has an EWS1 certificate with an A2 rating, ensuring peace of mind for potential purchasers.

Furthermore, the apartment has the potential to generate a rental income of approximately £1,800.00 per calendar month, making it an attractive buy-to-let option. This property is not just a home; it is a gateway to a vibrant community and a promising investment. Do not miss the chance to make this delightful apartment your own.





### Entrance Via

communal door to communal hallway - door to:

### Hallway

radiator - power point - telephone point - wood effect floor covering - doors to:

### Lounge



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

### Bathroom



wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled walls - radiator - vinyl floor covering.

### Kitchen



double glazed window - wall mounted Vaillant boiler - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - built in oven with four point gas

hob with extractor fan over - space and plumbing for washing machine - space for fridge/freezer - power points - tiled floor covering.

### Bedroom 2



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

### Bedroom 1



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



#### **Additional Information:**

The lease has 125 Years remaining.

The current service charge is £3,963.00 per annum and is reviewed yearly.

The ground rent is £100.00 per annum.

Council Tax London Borough of Newham Band C

Parking: On Street, a permit must be acquired from the local council.

The property has an EWS1 with an A2 rating.

An Ofcom online search shows that there is the following coverage via the following mobile networks:

EE: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

Three: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

O2: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

Vodafone: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

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:

(26.09.2014) 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.

NOTE: The easements referred to in clause LR11.1 of the registered lease are included in the registration only so far as they are granted over land now or formerly registered under TGL400180.

(26.09.2014) The land has the benefit of the following rights contained in a Transfer of land lying to the south of the land in this title dated 17 September 1975 made between (1) International Distillers & Vintners Limited and (2) Carlton O'Donald Rupert Batson:- "The property is sold subject to the reservation of the right by the Transferor and its successors in title to enter on the property from time to time for the purpose of inspecting cleaning and maintaining the sewers drains and conduits running through or under the property and served by the several manhole covers now situate on the property and a like right for the purpose of maintaining the wall of the Transferor's adjoining property in both cases the Transferor making good any damage caused by such repair or maintenance aforesaid"

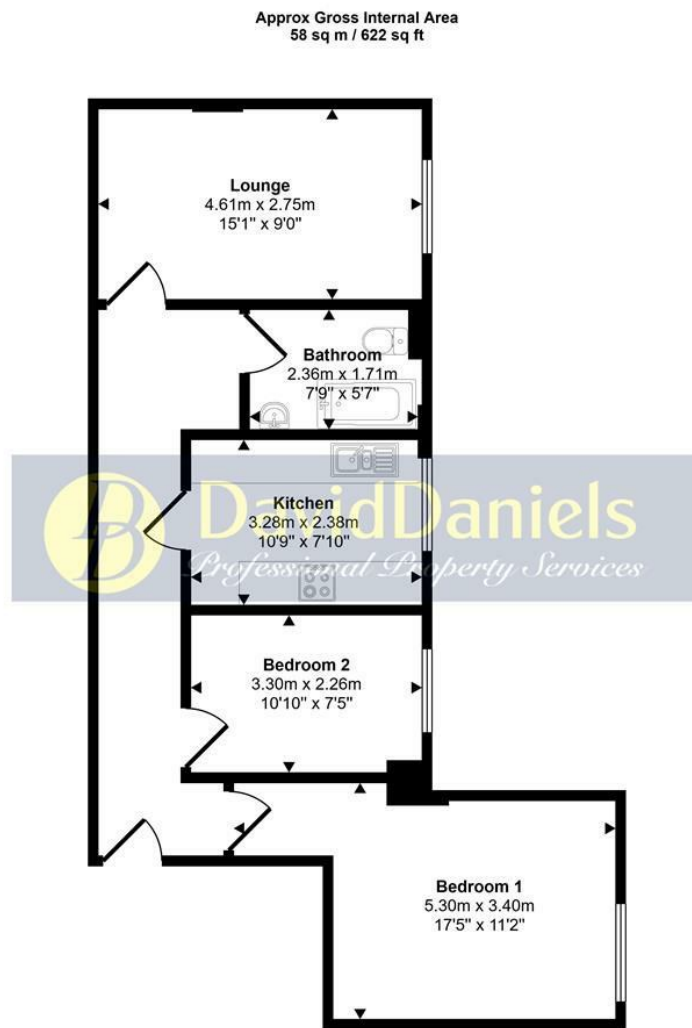
(26.09.2014) The land has the benefit of the rights granted by a Transfer of the freehold estate of the land in this title and other land dated 25 March 2014 made between (1) Ultrabrook (Commercial) Limited and (2) SG Investment (London) Limited.  
NOTE: Copy filed under TGL400180.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.





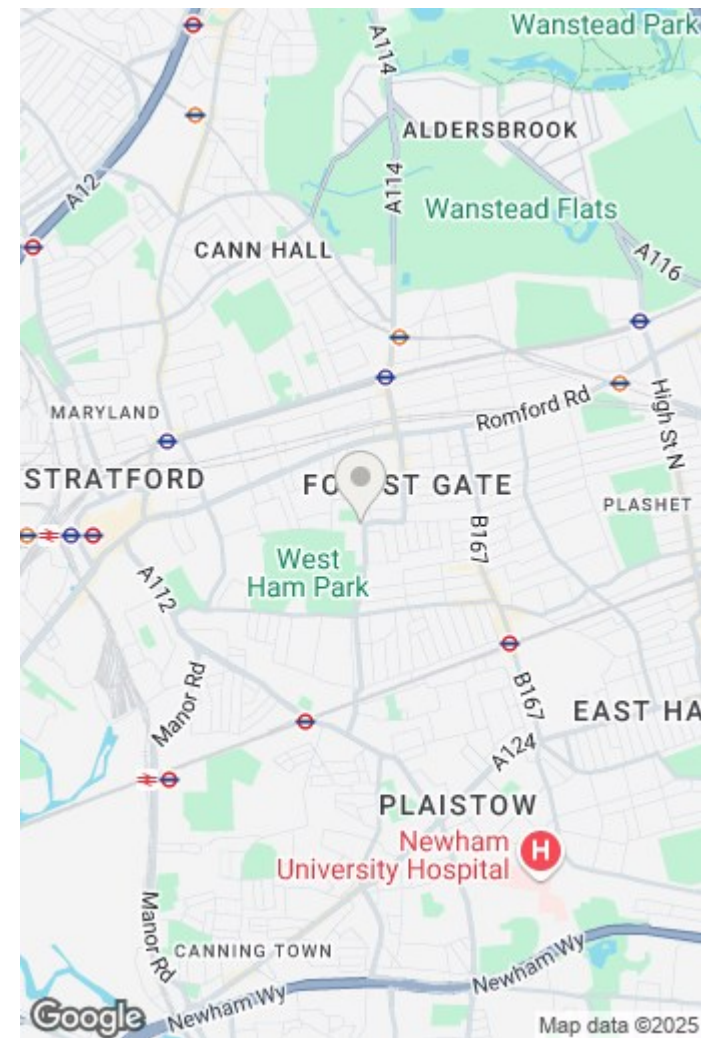




Floorplan

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 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.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	