



Gerry Raffles Square, Stratford E15 1BQ

**Chain Free Two Bedroom Aptment In The Heart Of Stratford £385,000 L/H**



Situated in the vibrant Gerry Raffles Square, this well-proportioned two-bedroom apartment offers comfortable and convenient living in a prime Stratford location. Set on the sixth floor of a purpose-built development with two lifts, the property spans approximately 504 sq. ft.

The apartment features a bright reception room with an open-plan kitchen and access to a private balcony. Both bedrooms are doubles, offering practical layouts and good storage options, while two bathrooms add everyday convenience.

Residents benefit from a concierge service, along with allocated parking, a rare advantage in such a central area.

Perfectly located, the apartment is just a short walk from Stratford Station, Westfield Stratford City, and Stratford Shopping Centre, with the Queen Elizabeth Olympic Park also close by for green space and leisure.

With a lease length of 105 years remaining, this property offers an excellent balance of comfort, location, and practicality.

#### Entrance Via

secure communal door to communal hallway - stairs and lift ascending to sixth floor - door to:

#### Hallway



wall mounted entry phone system - wall mounted electric heater - storage cupboard housing water heater - wood effect floor covering - doors to:

#### Reception



ceiling mounted ventilation point - wall mounted electric heater - power points - telephone point - double glazed door leading to balcony - wood effect floor covering - opening to:

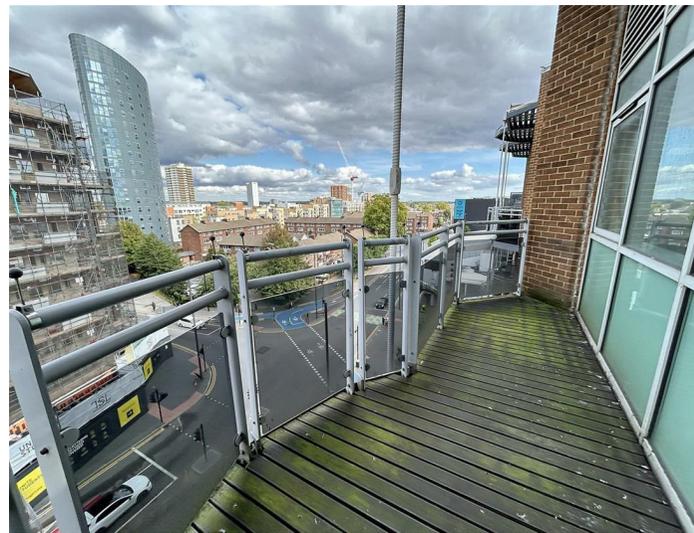




**Kitchen**

**Balcony**  
17'8" (5.41)

**Bedroom Two**



range of eye and base units incorporating a one and a half bowl sink with mixer taps and drainer - built in over with four point electric hob and extractor fan over - integrated dishwasher - integrated fridge/ freezer - space and plumbing for washing machine - tiled splash backs - tiled floor covering.

double glazed window - ceiling mounted ventilation point - wall mounted electric heater - power points - wood effect floor covering.

## Bedroom One



double glazed window - ceiling mounted ventilation point - power points - telephone point - wood effect floor covering - door to:

## En Suite



ceiling mounted ventilation point - three piece suite comprising of shower cubicle - pedestal wash basin - low flush w/c - heated towel rail - electric shaver point - tiled splash backs - tiled floor covering.

## Bathroom



ceiling mounted ventilation point - three piece suite comprising of panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - storage cupboard housing consumer unit - partially tiled walls - heated towel rail - tiled floor covering.

### Additional Information:

The lease has 105 Years remaining.

The current service charge is £5,866.17 per annum and is reviewed yearly.

The ground rent is £465.00 per annum and is reviewed every 21 years, please see the following review terms:

The Rent shall be subject to review on each twenty-first anniversary of the Commencement Date and then shall if appropriate be increased to. such sum as is the same percentage of the Review Value of the Building as the Rent is of the First Value of the Building BUT so that such reviewed rent shall never equal or exceed such a sum as would in appropriate circumstances create an inhibition on the premium capable of being charged on an assignment of the Demised Premises in the same . manner as set out in Section 127 and Schedule 18 Part II of the Rent Act 1977 as amended by Section 78 of the Housing Act 1980 or any amending or similar legislation in which case the Rent shall be £1.00 less than the sum which would otherwise be charged being £1.00 less than the amount which creates an inhibition on the premium.

Council Tax London Borough of Newham Band C

Parking: allocated parking space.

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, 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 wall mounted electric heaters.

The title register states the following:

3 (21.01.2002) Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title.

4 (21.01.2002) 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.

5 (21.01.2002) The lessor's title is registered.

6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the

Conveyance dated 19 March 1879 referred to in the Charges Register:- NOW therefore the Vendors (as to so much of the land to which the said stipulations relate as remains vested in them) for themselves and their assigns and the Purchaser (as to the Land hereby conveyed) for himself his heirs executors administrators and assigns do respectively covenant and grant with and to each other and as to the purchaser also with and to the owners or owner of any other Land to which the benefit of the said stipulations is attached and their his or her respective heirs and assigns that the covenants respectively and their respective heirs and assigns will henceforth observe perform and comply with the said stipulations so far as the same relate either to the rights or to the duties of the Purchaser his heirs or assigns in respect of the land hereby conveyed and that nothing shall ever be erected fixed placed or done upon the land as to which they respectively covenant in breach or violation or contrary to the fair meaning of the said stipulations but this covenant is not to be personally binding upon either the Vendors or the Purchasers or any other person except in respect of breaches committed or continued during their his or her joint or sole seisin of or title to the land upon or in respect of which such breaches shall have been committed.

#### SECOND SCHEDULE

Stipulations relating to Lots 1 to 212 inclusive

1. Fences. Each Purchaser is forthwith to make and afterwards to maintain the boundary fences next the Roads and on the sides of his lot marked T within the boundary

2. Value of Buildings. No house or public building is to be erected of less value than £600 on lots 1 to 212 or of less value than £250 on any other lot. The value of a Building is the amount of its net first cost in materials and labour of construction only estimated at the lowest current prices.

3. Trades &c Prohibited. No public house beer house or house for the sale of beer wine or spirituous liquors shall be erected nor shall the trade of an Innkeeper Victualler or Retailer of wine spirits or beer be carried on upon any lot. No hut shed caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment shall be erected made placed or used or be allowed to remain upon any lot and the Vendors or the owner or owners of any part of the said lots 1 to 212 may remove and dispose of any such erection or other thing and for that purpose may break fences and forcibly enter any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto.

4. Roads. Except when otherwise expressed all the ways are public highways and each lot includes the soil of half the way to the extent of its abuttal thereon nevertheless (as between themselves and the purchasers) the Vendors reserve the right to form and make any of the roads at such levels with such gradients and in such manner as they may approve and for that purpose to make cuttings or embankments upon any lots and deposit or remove and dispose of any surplus earth or to make sewers or drains in any highway or to repair any such works. No purchaser shall remove or disturb the soil or surface of any way except for the purpose of repairing the same or laying gas water or drainpipes from his lots to the mains in any of which cases the Road shall be made good and the repair consolidated by the Purchaser to the satisfaction of the Vendors.

NOTE: No copy of the plan referred to was supplied on first registration.

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 follows 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.

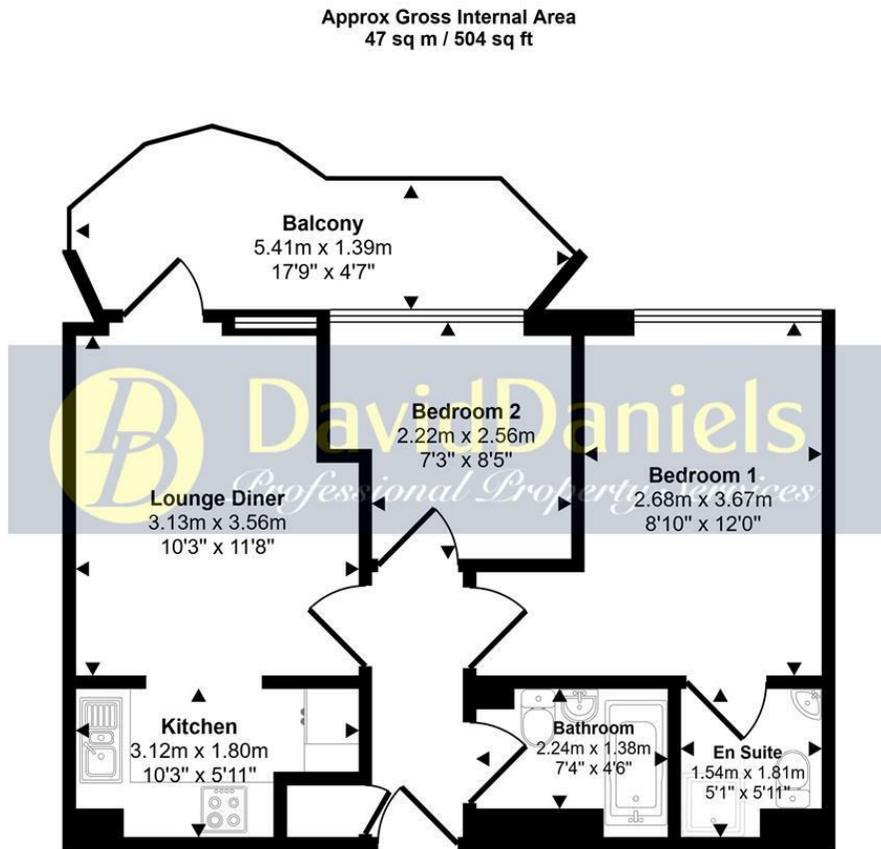
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

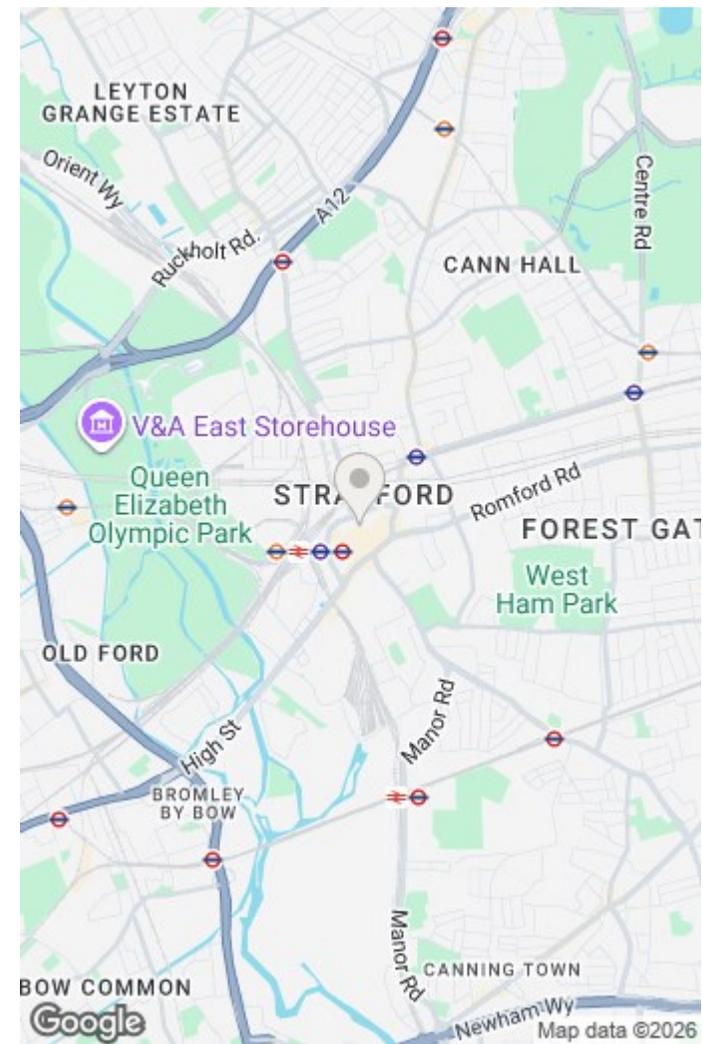
#### Disclaimer

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.



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.

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.

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			
		81	82
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	



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