



Alan Hocken Way West Ham E15 3AT

Well Presented Studio Plus Apartment With Separate Sleeping Area & Communal Parking £235,000 L/H





Introducing a charming studio plus apartment nestled in the sought-after Alan Hocken Way, E15.

This well presented residence boasts a cleverly designed layout, featuring a separate sleeping area for enhanced privacy. Step into the inviting lounge area with convenient built-in storage.

The modern shower room offers a touch of elegance, while the well-equipped kitchen impresses with integrated appliances including a fridge, freezer, and washing machine, ensuring both style and functionality.

With a lease of 158 years remaining and a peppercorn ground rent, this property offers peace of mind for the long term. Residents will appreciate the convenience of communal parking, complete with two permits (parking is on a first-come, first-served basis).

Located just a short stroll from West Ham Station and Memorial Recreation Ground, this home provides easy access to transportation links and leisure amenities. Canary Wharf and the heart of London are easily accessible, making commuting a breeze. Additionally, the vibrant Olympic Park and Westfield in Stratford are easily accessible, providing endless entertainment options.

Perfect for first-time buyers seeking a comfortable and convenient lifestyle, this property presents an ideal opportunity to step onto the property ladder.



Entrance Via

communal door to communal hallway - stairs ascending to first floor - door to:

Hallway

wall mounted consumer unit - storage cupboard housing water heater and water tank - power points - wood effect floor covering - door to:

Shower Room



obscure double glazed window - wall mounted extractor fan - three piece suite comprising of a shower cubicle - vanity sink unit - W/C with concealed cistern - tiled splash backs - wall mounted electric heater - tiled floor covering.



Lounge



double glazed window - wall mounted electric heater - built in storage - power points - wood effect floor covering - door to bedroom - opening to:



Kitchen



double glazed window - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - integrated fridge/freezer - integrated washing machine - tiled splash backs - power points - wood effect floor covering.

Bedroom



double glazed window - wall mounted electric heater - built in wardrobe with sliding doors - power points - wood effect floor covering.

Additional Information:

The lease has 158 Years remaining.
The current service charge is £1854.94 per annum and is reviewed yearly.
The ground rent is peppercorn per annum.
Council Tax London Borough of Newham Band A.

Parking: Communal car park, two permits are provided by the managing agent.

Accessibility: The property is situated on the first floor of a purpose built development with no lift.

An Ofcom online search shows that there is voice and data coverage via the following mobile networks: EE, Three, O2 and Vodafone.
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). The seller has informed us that downloads speeds of 42 MBPS were achieved when he lived in the property prior to the tenants occupation.

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 electric heaters.

The following is noted on the title register:

The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 23 January 1995 referred to in the Charges Register.

The Transfer dated 23 January 1995 referred to above contains a provision as to light or air.

The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer 25-35 Alan Hocken Way dated 7 March 2014 made between (1) Linda Rosemary Cope and (2) 25-35 Alan Hocken Way (Freehold) Limited.

A Transfer of the freehold estate in the land in this title and other land dated 23 January 1995 made between (1) Fairview New Homes PLC and (2) Malcolm Arnold Wulwick and Bernice Wulwick contains restrictive covenants.

The Transfer dated 23 January 1995 referred to above contains a provision as to the grant of easements in the events mentioned in Clause J of the Second Schedule to that Transfer.

Details of these documents are available to view upon request.

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

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.

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:

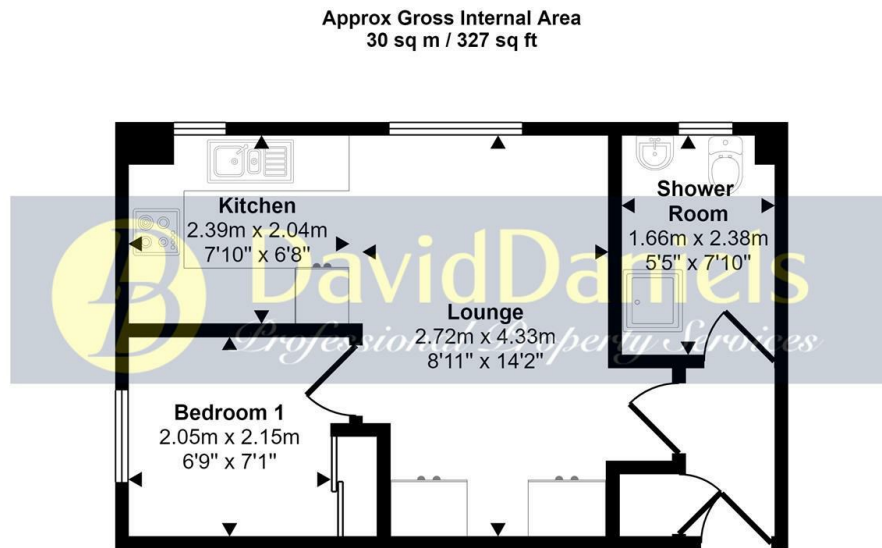
Sweeney Miller Solicitors & Knight Richardson Solicitors
£240.00 INC VAT.

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.

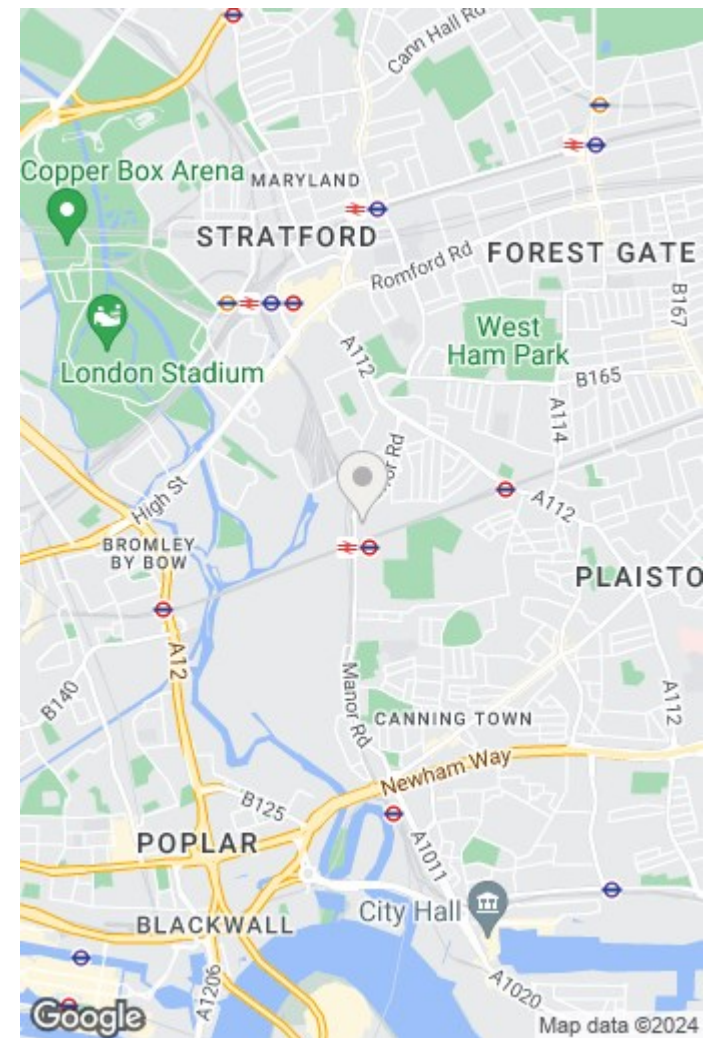
Please get in touch should you require a quotation and we will be pleased to organise this for you.





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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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	