

Carnarvon Road, London E15 4JW

Well Presented One Bedroom Apartment With Garage Offered Chain Free **£250,000 L/H**

Situated within a gated development on Carnarvon Road, Stratford, this spacious one-bedroom first floor flat offers 48 sqm of well-planned accommodation. Offered chain free, the property benefits from a private garage, lift access and spacious communal gardens.

The accommodation comprises a spacious lounge/dining room opening onto the kitchen, a generous double bedroom, a modern three-piece bathroom suite and hallway. The flat is accessed via both lift and stairs, offering convenience for residents.

The development also benefits from communal gardens to the rear, providing a pleasant outdoor space for residents to enjoy, while the private garage offers valuable additional parking or storage.

Ideally located for Maryland Station (Elizabeth line) and within easy reach of Stratford Station, the property offers excellent transport links across London and beyond. Westfield Stratford City and Queen Elizabeth Olympic Park are also nearby, providing an extensive choice of shopping, restaurants, cafés, leisure facilities and open green spaces.

Offered chain free, the property has 955 years remaining on the lease (999 years from 30 June 1983) and includes a share in the limited company that owns the freehold. An EWS1 form with an A2 rating, dated 19 January 2021, is also available.

Combining generous living space, a private garage and a long lease within a gated development, this property would make an excellent purchase for first-time buyers and investors alike.

Entrance Via
secure communal door to communal hallway - stairs and lift ascending to first floor - door to:

Hallway
wall mounted entry phone system - cupboard housing water heater - cupboard housing consumer unit - cupboard housing electric warm-air heating system (old system no longer operational)- wood effect floor covering - doors to:

Lounge/ Diner





double glazed window - wall mounted electric heater - power points - wood effect floor covering - door to:

Kitchen



double glazed window - range of eye and base level units incorporating a sink with mixer tap and drainer - Hotpoint four point electric cooker point with extractor fan over - Beko washing machine - Beko fridge/ freezer - tiled splash backs - power points - vinyl floor covering.



Bedroom One



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

Bathroom



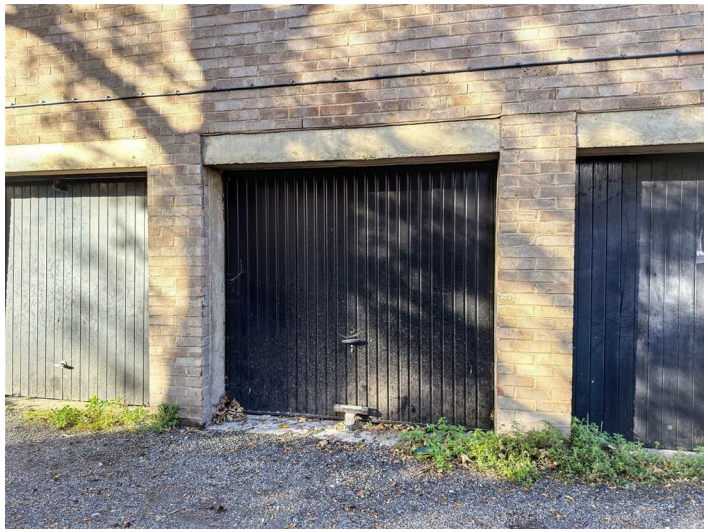
wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer tap to shower attachment - vanity sink unit - low flush w/c - tiled walls - tiled floor covering.

Communal Garden





Garage



Additional Information:
The lease has 955 Years remaining and includes a share in the limited company that owns the freehold.
The current service charge is £3,200.00 per annum and is reviewed yearly.
The ground rent is £0.00 per annum.
Council Tax London Borough of Newham Band B.

EWS1 With An A2 Rating Dated January 2021

Parking: Private garage within the development.

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 and superfast 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 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 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.

1 A Deed of Covenant dated 16 April 1875 made between (1) Susanna Gill Chapman and (2) The Several Persons whose names and seals are subscribed thereto contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2 A Deed dated 15 May 1877 made between (1) Jabez Henry Holder and (2) The Several persons whose names and seals are subscribed thereto contains covenants details of which are set out in the schedule of restrictive covenants hereto.
3 A Conveyance of the freehold estate dated 18 November 1964 made between (1) The St Albans and Chelmsford Church Trust (2) The Stratford Branch of the Chelmsford Diocesan Moral Welfare Association and (3) F.J. O'Brien Limited contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

1 The following are details of the covenants contained in the Deed dated 16 April 1875 referred to in the Charges Register:- Each Purchaser doth hereby for himself or herself his or her heirs executors administrators and assigns covenant with the owner and also as a separate covenant with each and every other Purchaser that all the several covenants stipulations and provisions hereinafter contained shall be duly observed performed and fulfilled so far as the same respectively affect or apply to the hereby covenanting party or to any one or more of the said lots purchased by him or her

THIRDLY - NO NEW ROADS - No Purchaser shall make or suffer to be made in or through his or her lot or lots any new road or way to be used as a public road or way without the previous written consent of the owner.

FOURTHLY - USE OF LAND LIMITED - Although the clay if any may be dug out no bricks shall be made or burnt on any Lot or on any buildings to be erected thereon nor shall any stone quarry be opened worked or made therein - No graveel or other material shall be removed from the respective lots nor dug out by any Purchaser except for the Buildings thereon until the whole of his or her purchase money shall have been paid.

FIFTHLY - LIMITATIONS AS TO BUILDINGS - No temporary building of any kind shall be erected on any lot except sheds or workshops to be used only for works incidental to the erection of the house houses or structures to be built thereon or on some other lot - No dwellinghouse shall be erected on any lot the first nett cost of which(excluding stabling) in materials and labor of construction only (estimated at the lowest current prices) shall be less than the following sums that is to say - As to dwellinghouses on any of the said lots from Lot 53 to Lot 61 both inclusive the sum of £300 for each house and as to any dwellinghouse on any other lot the sum of £400 for each house And only one dwellinghouse shall be built on any one lot except Lots 23, 46 and 62 on each of which last mentioned lots a pair of semi-detached dwellinghouses may be erected instead of one house and except Lots 1.31 to 39 both inclusive and 63 as to which no restriction as to the number of houses is imposed. The fronts of dwellinghouses erected on any lot shall not project beyond the building line marked upon the said plan and shall face towards the road towards or upon which such lots shall front ..... No building shall at any time be erected on any lot as a shop workshop warehouse or factory and no house or building on any Lot shall be used held let or disposed of for the purposes of a shop workshop builders yard or for any purpose of sale trade manufacture or other business Public house or public establishment or for a Surgery and no lot shall be used for any other purpose than the erection of private dwellinghouses with suitable out offices and conveniences or as land for Gardens Orchards Lawns or ordinary cultivation - On no lot
until a dwelling house shall be built thereon shall any domestic or stable office or other inferior permanent building be erected No trade business of manufactory shall be carried on upon any lot nor any operative machinery be fixed or placed thereon except as aforesaid - Nothing shall at any time be done or suffered to be done on any lot which shall be a public or private nuisance to the neighbourhood or to any owner or occupier of any adjacent premises - The building value or cost of any house shall be taken to be the amount of the net first cost in labor and materials alone exclusive of extraordinary decoration and having regard to current prices for the time being The walls of buildings are in their external

face to be in accordance with the building lines shown and figured on the plan and with the exception of ordinary Architectural dressings - No erection or building or portion thereof is to project upon or overhang the space between the building line and road boundary.

SIXTHLY - REMEDY FOR BREACH OF COVENANT - The Owner or the Agent Surveyor or Steward of the Owner either alone or with workmen may at any reasonable time enter any lot and examine the buildings roads drains sewers and fences thereon or any of them so to be made and maintained as aforesaid and the state and condition thereof respectively and may give to the Purchaser of such lot or leave at his or her dwellinghouse or last known place of abode in England or upon any part of such lot a notice in writing to such Purchaser of any default breach or non performance of any of the covenants or stipulations herein contained and requiring him or her to fulfil observe or perform the aforesaid covenants and stipulations or any of them in any particular in which the same shall not have been fulfilled observed or performed by him or her and such Purchaser shall and will within one calendar month next following or within such other more distant period of time as in any such notice shall be expressed in all respects fulfill observe and perform all and singular the covenants and stipulations herein contained And all damages for breach of covenant hereunder together with all costs charges and expenses arising by reason of the non-payment thereof respectively may be recovered by the Owner by Action in any of Her Majesty's Court of Common Law and until fully paid and satisfied the same and all costs charges and expenses of and incident to any such action with interest thereon respectively at the rate of £5 per cent per annum shall respectively be a charge or lien upon the lot or lots and the Buildings thereupon of the Purchaser liable to such payments.

SEVENTHLY - Reference to Arbitration - If any dispute question difference or controversy shall arise between the Owner and any Purchaser or between any Purchaser or Purchasers and any other Purchaser or Purchasers or any other person bound by or entitled to the benefit of the covenants and stipulations herein contained or any of them touching these presents or any clause or thing herein contained or the construction thereof or any matter in any way connected with these presents or the operation thereof or the rights duties or liabilities of any person in connection with these presents or otherwise in relation to the premises then and in every or any such case the matter in difference shall be referred to two Arbitrators or their Umpire pursuant to and so as with regard to the mode and consequences of the reference and in all other respects to conform to the provisions in that behalf contained in the Comman Law Procedure Act 1854 or any then subsisting statutory modification thereof And upon every or any such reference the Arbitrators and Umpire shall respectively have power to examine the parties and witnesses upon oath or affirmation and either to fix settle and determine the amount of cost of the Reference and Award respectively or incidental thereto to be paid by both parties or by either party or to direct the same to be taxed either as between Solicitor and Client or otherwise and to direct and award when and by and to whom such costs shall be paid.

2 The following are details of the covenants contained in the Deed dated 15 May 1877 referred to in the Charges Register:- Each Purchaser doth hereby for himself or herself his or her heirs executors administrators and assigns covenant with the said Jabez Henry Holder his heirs and assigns and also as a separate covenant with each and every other Purchaser that all the several covenants stipulations and provisions in the said Indenture of the 16th day of April 1875 contained shall be duly observed performed and fulfilled so far as the same respectively affect or apply to the hereby covenanting party or to any one or more of the said Lots Purchased by him or her in such and the same manner as if the said Indenture of the 16th day of April 1875 instead of the name of the said Susanna Gill Chapman and as if the covenanting party had executed the same Indenture.

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.

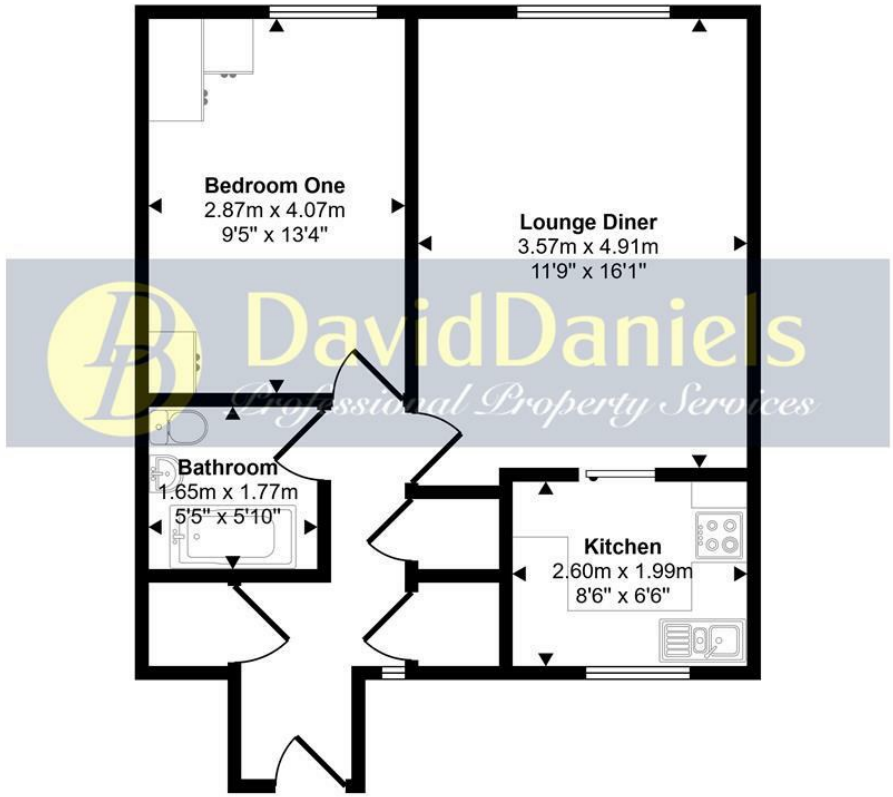
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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.

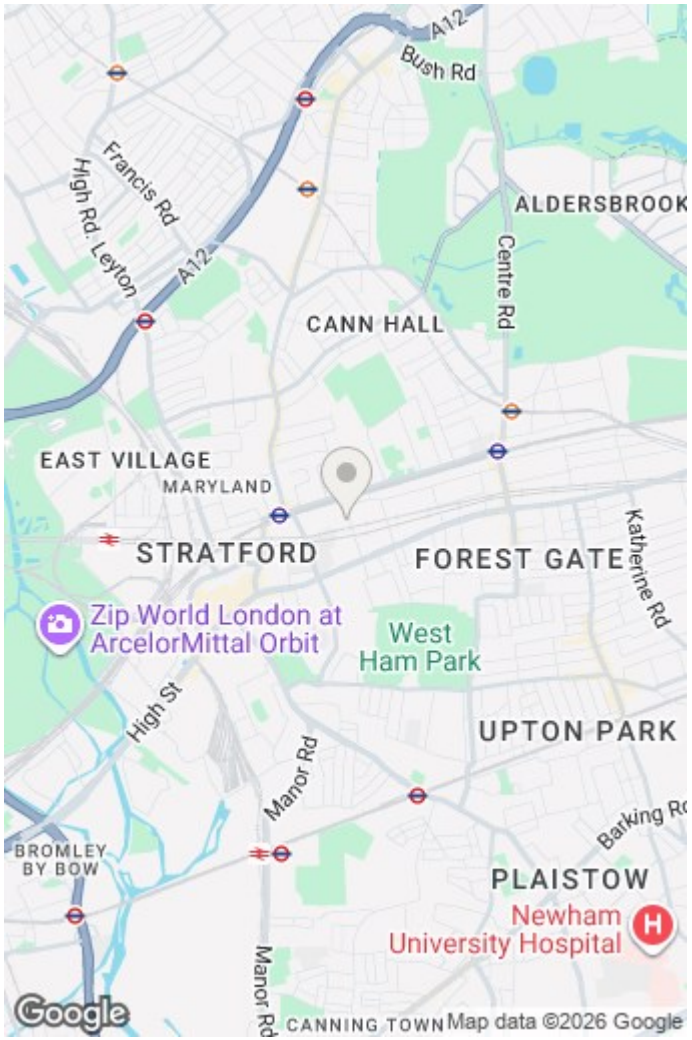
Approx Gross Internal Area
48 sq m / 515 sq ft

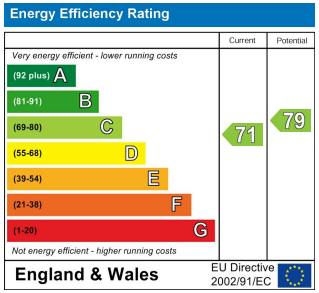


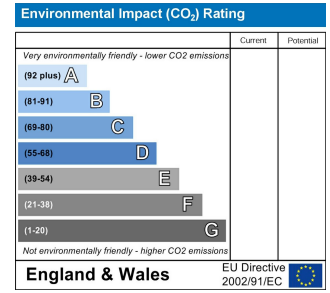
Floorplan

DavidDaniels
Professional Property Services

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.

naea | propertymark PROTECTED

Stratford Office:
49c Leytonstone Road, Maryland Point, Stratford. London E15 1JA
Telephone: 020 8555 3521

The Property Ombudsman