



Ibex House, 1 Forest Lane, Stratford E15 1HR

Two Bedroom Fourth Floor Apartment With Lift Access And Concierge £330,000 L/H





We are delighted to present this well-appointed two double bedroom apartment located on the fourth floor of Ibex House in Stratford. Spanning an impressive 591 square feet, this purpose-built residence offers a modern and comfortable living space, ideal for both first-time buyers and investors alike.

Upon entering, you will find a spacious open-plan kitchen and lounge area that seamlessly connects to a private balcony, providing delightful views over Stratford. The master bedroom features a built-in wardrobe, offering ample storage space. The family bathroom has been recently re-tiled, enhancing its contemporary appeal.

Residents of Ibex House benefit from a concierge service and access to a communal terrace, perfect for enjoying the outdoors. The property is conveniently located just a short walk from Maryland Station, which is served by the Elizabeth Line, making commuting a breeze. Additionally, the iconic Queen Elizabeth Olympic Park and the bustling Westfield Stratford shopping centre are easily accessible, providing a wealth of leisure and retail options.

Importantly, all cladding remedial works have been completed, and the building boasts an EWS1 certificate with an A1 rating, ensuring safety and peace of mind for potential buyers. This property is being sold chain-free, and the sellers are open to leaving some furniture to assist the new owner if desired.

This apartment presents a fantastic opportunity to secure a modern home in a vibrant area, combining convenience, comfort, and style.



Entrance Via

communal door to communal lobby - stairs and lift ascending to fourth floor - door to:

Hallway

two storage cupboards - one of which houses the consumer unit and the other houses the water heater - wall mounted entry phone - wall mounted storage heater - power point - wood effect floor covering - doors to:

Open Plan Kitchen/ Lounge



double glazed window - ceiling mounted extractor fan - range of eye and base level units incorporating a one and a half bowl sink with mixer taps and drainer - built in oven with four point hob - space and plumbing for washing machine - space and plumbing for dish washer - space for fridge/freezer - tiled splash backs - wall mounted storage heater - power points - partially vinyl floor covering with remainder wood effect floor covering - double glazed door to balcony.



Balcony

6'3" x 11'7" (1.91m x 3.53m)



Bedroom Two



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

Bedroom One



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



Bathroom



ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - wash basin with mixer taps - low flush w/c - partially tiled walls - heated towel rail - tiled floor covering.

Communal Terrace



Additional Information:

The lease has approximately 102 Years remaining(125 Years from 1st January 2004).

The current service charge is £3,542.28 per annum and is reviewed yearly.

The ground rent is £150.00 per annum.

Council Tax London Borough of Newham Band C.

Parking: No parking available.

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, 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 via electric room heaters.

The title register states the following:

3 (25.08.2004) 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.

4 (25.08.2004) Where relevant, the provisions contained in the deeds set out in the register of the lessor's title referred to in the registered Lease are set out in the register of this title.

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.

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.

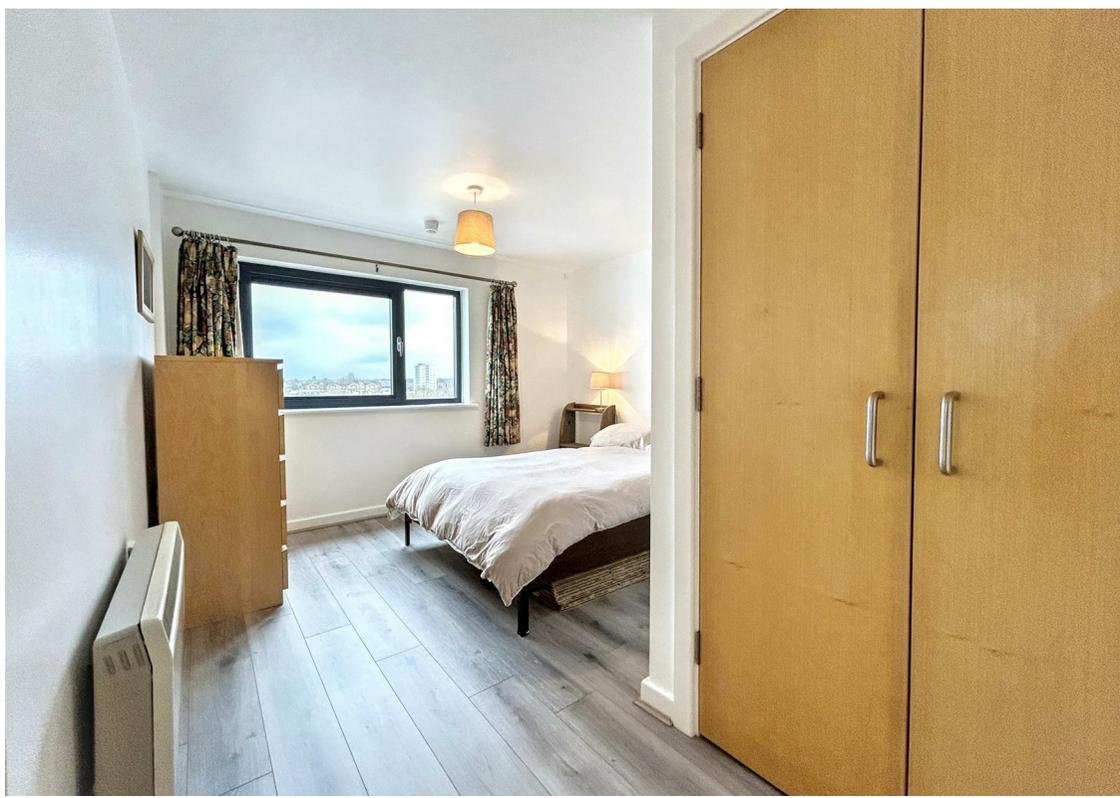
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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

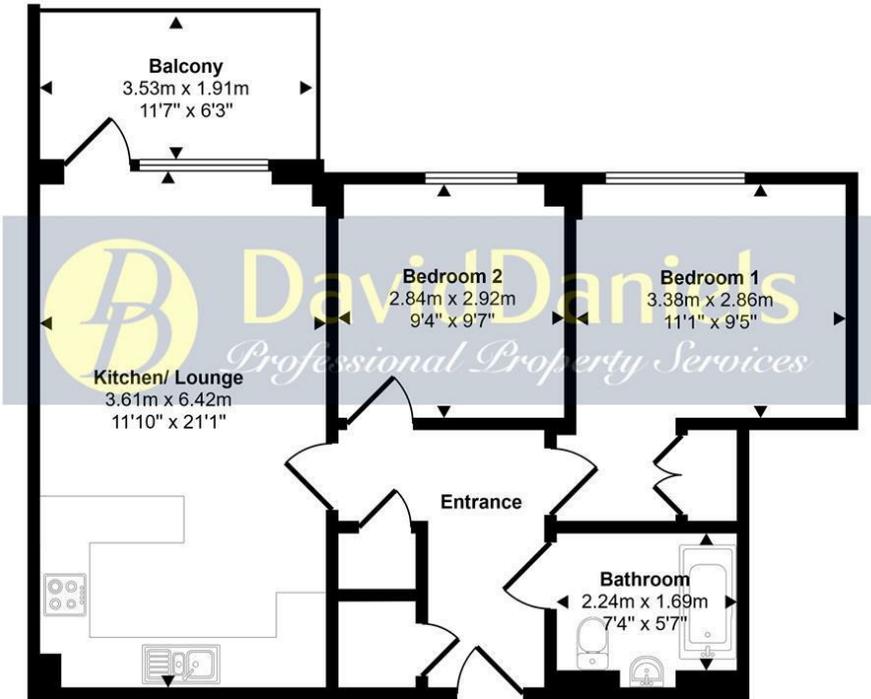
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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.

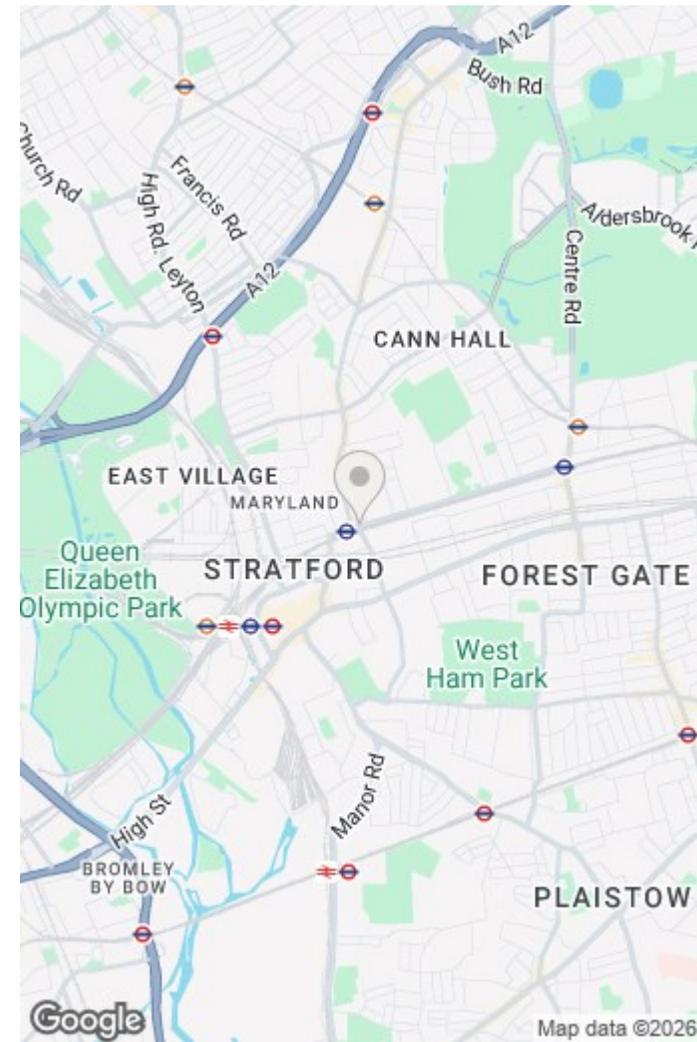


Approx Gross Internal Area
55 sq m / 591 sq ft



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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| 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 | | | |
| | | 76 | 80 |
| 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 | |



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