



Chatsworth Road London E15 1RD

Beautifully Presented Two Bedroom Detached House £540,000 F/H With Common Managed Areas



This modern detached house presents a rare opportunity for discerning buyers. Built in 2021, this beautifully presented property boasts two spacious double bedrooms and one well-appointed bathroom, all within a generous 702 square feet of living space. With five years remaining on the NHBC guarantee, you can enjoy peace of mind in your new home.

Upon entering, you are greeted by a welcoming kitchen/diner, equipped with integrated Bosch appliances, perfect for culinary enthusiasts. The spacious lounge features bifold doors that seamlessly connect the indoor space to the rear garden, creating an ideal setting for entertaining or simply enjoying the outdoors. Additionally, a convenient ground floor w/c enhances the practicality of this delightful home.

The first floor is thoughtfully designed, showcasing a contemporary family bathroom and two inviting bedrooms. The master bedroom benefits from dual aspect windows, allowing natural light to flood the space, creating a bright and airy atmosphere.

This property also features a green roof system, promoting sustainability and enhancing the overall aesthetic. Ideally located, it is just a short walk to Maryland station, which is served by the Elizabeth Line, providing excellent transport links. The vibrant Westfield Stratford and the iconic Queen Elizabeth Olympic Park are easily accessible, making this location both convenient and desirable.

As a freehold property with common managed areas, there is a modest service charge of £200.00 per annum, which covers the electricity costs for the communal access areas. This home is a rare find and would make an ideal family residence, combining modern living with a prime location. Don't miss the chance to make this exceptional property your own.

#### Entrance Via

front door to:

#### Hallway

skylight window - stairs ascending to first floor - radiator - power point - wood effect floor covering - opening to lounge - door to:

#### Kitchen/Diner



double glazed window - range of eye and base level units incorporating a one and a half bowl sink with mixer taps and drainer - built in Bosch oven with four point hob and extractor fan over - integrated Bosch fridge/freezer - integrated Bosch dishwasher - cupboard housing Ideal boiler - splash backs - power points - radiator - wood effect floor covering.

## Lounge



double glazed window - radiator - power points - storage cupboard housing consumer unit - wood effect floor covering - bifold doors to rear garden - door to:



## W/C



double glazed window - low flush w/c - vanity sink unit - wood effect floor covering.

## First Floor Landing

double glazed window to side elevation - power point - carpet to remain - doors to:

## Bedroom 1



dual aspect double glazed windows - radiator - power points - carpet to remain.



## Bedroom 2



double glazed window - radiator - power points - carpet to remain.



## Bathroom



ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer tap and shower over - vanity sink unit - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

## Rear Garden



partially paved with remainder laid to lawn - side access.



## Additional Information:

The property is freehold with common managed areas. The current service charge is £200.00 per annum and is reviewed yearly. This is to cover the cost of the lighting in the communal access areas and will fluctuate depending on the usage.

There is a fixed rent charge of £1.00 per annum. Council Tax London Borough of Newham Band D.

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

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 gas, mains water,

mains sewerage and is heated via gas central heating.

The title register includes the the following restrictive covenants:

Covenants contained with the third schedule

- No trade of business
- Not to neglect the building or do anything which may cause nuisance
- Not to render the external brickwork
- Not to change the colour of the brickwork
- Not to keep any animals other than domestic pets
- Not to damage or fell any trees without consent from the council
- Not to erect any additional building or fences without the consent from the council
- Not to replace any trees or shrubs without the consent from the council
- To contribute towards any shared fences or walls
- To keep in good repair any shared fences or walls
- Not to put any sign or boarding until all plots on the development are complete
- To join into any easements as required for the building of the development
- Not to do anything which would void any shared areas insurance
- Observe any requirements of the management company in respect of any shared passageways or refuse areas

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 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  
65 sq m / 702 sq ft

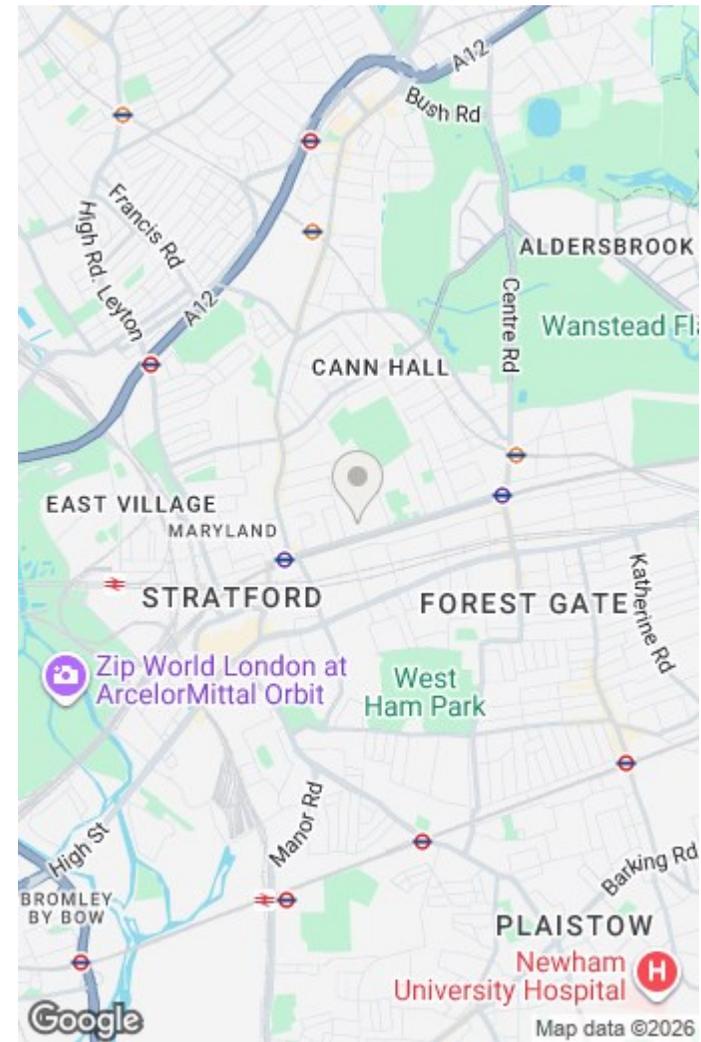


Ground Floor  
Approx 35 sq m / 375 sq ft

First Floor  
Approx 30 sq m / 328 sq ft

Denotes head height below 1.5m

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		81	
(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	

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.



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