



**Memorial Avenue West Ham E15 3BS**

**Well Presented Second Floor Studio Flat £205,000 L/H**





We are pleased to present this charming studio flat located on Memorial Avenue in London. Situated on the second floor of a purpose-built block, this property offers a well-designed living space of 366 square feet. Its prime location is just a stone's throw from West Ham station, making it an excellent choice for commuters and city dwellers alike.

The flat is well presented and features a bright reception area that opens into the sleeping space, along with a modern three-piece bathroom suite, providing a comfortable and functional layout. This property is ideal for first-time buyers or those seeking a buy-to-let investment, with a potential rental income of approximately £1,300 per calendar month.

The flat currently has 88 years remaining on the lease, and the sellers have successfully acquired a share of the freehold. This means that the new owner will also benefit from a share of the freehold, offering greater control, long-term security, and reduced leasehold concerns.

At the end of the road lies Memorial Recreational Ground, providing a lovely green space for relaxation and leisure. Overall, this studio flat represents a fantastic opportunity to secure a piece of London real estate in a vibrant and convenient location. Whether you are taking your first step onto the property ladder or seeking a reliable investment, this flat is not to be missed.



### Entrance Via

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

### Hallway

cupboard housing consumer unit - wall mounted entry phone - wall mounted electric heater - cupboard housing water heater - doors to:

### Bathroom



obscure double glazed window - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c with concealed cistern - tiled walls - tiled floor covering.

### Lounge/Diner



carpet to remain - door to kitchen - opening to:

### Sleeping Area



double glazed window - wall mounted electric heater - power points - carpet to remain.



### 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 - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - tiled floor covering.

### Additional Information:

The lease has 88 Years remaining. the seller is in the process

of purchasing a share of the freehold and aims for this to complete inline with the sale. the property will therefore be sold as a share of freehold with lease attached.

The current service charge is £822.97 per annum and is reviewed yearly.

The ground rent is £5.00 per annum.

Council Tax London Borough of Newham Band B.

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: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

Three: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

O2: Indoor voice coverage likely and data coverage limited.

Outdoor voice and data coverage likely.

Vodafone: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

An Ofcom Online search shows that standard and superfast broadband is available.

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 a combination of wall mounted electric heaters and ceiling heating.

The title register states the following:

1 (10.08.1990) The land is subject to such restrictive covenants as may have been imposed thereon before 20 March 1915 and are still subsisting and capable of being enforced.

2 (10.08.1990) A Conveyance of the freehold estate in the land in this title and other land dated 22 December 1925 made between (1) The London Midland and Scottish Railway Company (Company) and (2) The Mayor Aldermen and Burgesses of the County Borough of West Ham (Corporation) contains the following covenants:-

"THE Corporation hereby Covenant with the Company their successors and assigns (and so that this covenant shall run with the land hereby conveyed and shall bind all persons in whom the said land or any part thereof shall at any time be vested) That no part of the land hereby conveyed coloured red

green and yellow on the said plan shall be used for the trade of an Innkeeper Victualler or seller of wines spirits or beer or other intoxicating liquors to be consumed either on or off the said premises or a club where such liquors are consumed."

NOTE: The land in this title is part of the land coloured red and green referred to.

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:

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.

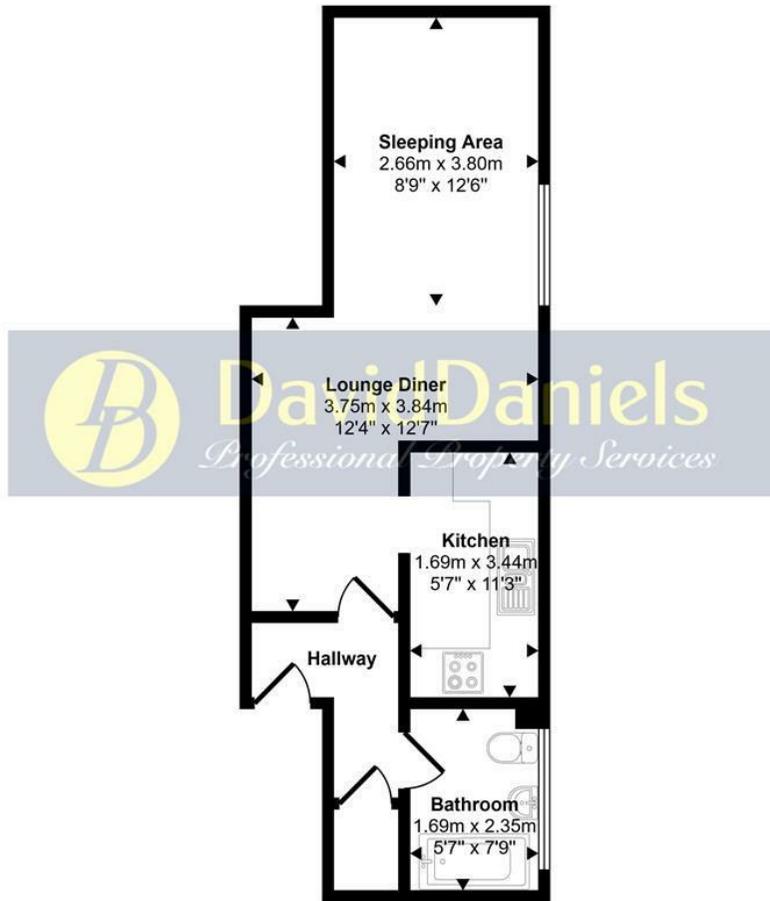
Please get in touch should you require a quotation and we will be pleased to organise this for you.

### 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.



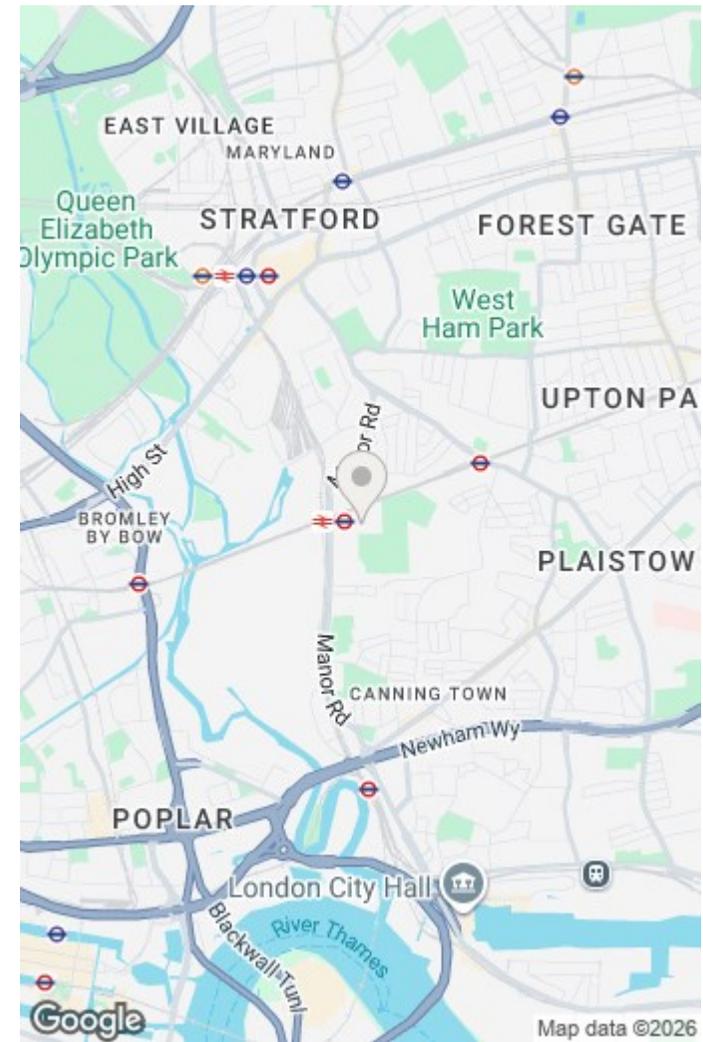
Approx Gross Internal Area  
35 sq m / 375 sq ft



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			
		66	39
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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