



Burford Wharf, 3 Cam Road, Stratford E15 2SL

Light-filled Two Bedroom Flat With Allocated Underground Parking Space £410,000 L/H

Welcome to Burford Wharf Apartments, a stunning two-bedroom apartment located in the vibrant area of Stratford. This purpose-built residence spans an impressive 776 square feet and is situated on the 16th floor, offering breathtaking panoramic views of the city skyline from the living room. The property further benefits from a concierge service, providing added convenience and security for residents.

As you enter, you are greeted by a spacious hallway that leads to an open-plan reception and dining area, enhanced by a charming three-splay bay window and an additional window that floods the space with natural light. The well-appointed kitchen, which also boasts a window, provides delightful views across Stratford and beyond.

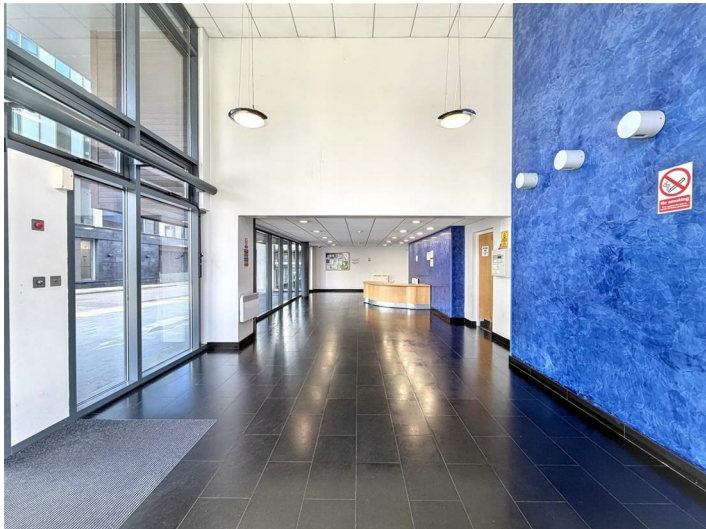
The apartment features two generous double bedrooms, both of which are bright and airy, with the master bedroom benefiting from dual aspect windows that further enhance the light-filled atmosphere. The family bathroom is conveniently located.

This property is presented well and is chain-free, allowing for a smooth and hassle-free purchasing process. A standout feature of this apartment is the allocated parking space, a rare find in this bustling area. Additionally, the outdoor area offers a pleasant space for relaxation. The service charge also includes the water bill, adding further value and ease of living.

Nestled just off the high street on Cam Road, this apartment is ideally located within a short walk from Stratford High Street DLR Station, Stratford Station, and Stratford Bus Station, as well as being in close proximity to Queen Elizabeth Olympic Park and the popular Westfield shopping centre.

Excellent transport links make Canary Wharf, Bond Street, and the O2 Arena easily accessible, placing some of London's key destinations within easy reach. Here, you will find a plethora of shopping and dining options, making this property not only a comfortable home but also a gateway to the vibrant lifestyle that Stratford has to offer.

Entrance Via



communal door to communal hallway - stairs and lift ascending to 16th floor - door to:

Hallway



storage cupboard housing consumer unit and water heater - wall mounted electric heater - power point - wood effect floor covering - doors to:

Lounge/ Diner



double glazed three splay bay window - double glazed window - two wall mounted electric heaters - power points - wood effect floor covering - opening to:



Bedroom One



Kitchen



Bathroom



dual aspect double glazed windows - wall mounted electric heater - power points - wood effect floor covering.

Bedroom Two



double glazed window - range of eye and base level units incorporating a one a half bowl 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 - vinyl floor covering.

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

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

City Views



Outdoor Area



Parking Space



Additional Information:

The lease has 971 Years remaining. (990 years from 26 October 2007)
The current service charge is £3,088.40 per annum and is reviewed yearly.
The ground rent is £0.00 per annum.

Council Tax London Borough of Newham Band E.
EWS1 With B1 Rating (Dated 22/12/2020)

Parking: Gated underground garage with allocated space.

An Ofcom online search shows that there is the following coverage via the following mobile networks:
EE, Three & Vodafone: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.
O2: 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 wall mounted electric heaters.

The title register states the following:
3 (10.06.2024) The Lease prohibits or restricts alienation.
4 (10.06.2024) The title includes any legal easements referred to in clause LR.II.I of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

1 (10.06.2024) The following are details of the covenants contained in the Conveyance dated 23 February 1867 referred to in the Charges Register:- "AND whereas the premises were sold to the Purchaser subject to the stipulations specified in the Second Schedule hereto which refer to the said lithographed plan NOW therefore the Vendors (as to so much of the land to which the said stipulations relate as remains vested in them) for themselves and their assigns and the Purchaser (as to the land hereby conveyed) for himself his heirs executors administrators and assigns do hereby respectively covenant and grant with and to each other and as to the Purchaser also with and to the owners or owner of any land to which the said Stipulations relate other than the land hereby conveyed or remaining vested in the Vendors and their

his or her respective heirs and assigns that the Covenantors respectively will and their respective heirs and assigns shall henceforth observe perform and comply with the said Stipulations so far as the same relate either to the rights or to the duties of the Purchaser his heirs or assigns in respect of the land hereby conveyed and that nothing shall ever be erected fixed placed or done upon the land as to which they respectively covenant or any part thereof in breach or violation or contrary to the fair meaning of the said Stipulations but this covenant is not to be held personally binding upon either the Vendors or the Purchaser or any other person except in respect of breaches committed or continued during his her or their joint or sole seizin or of title to the land upon or in respect of which such breaches shall have been committed

SECOND SCHEDULE

STIPULATIONS

1. Each Purchaser is forthwith to made and afterwards to maintain the boundary fences on the sides of his lot marked T within the boundary No fence shall be more than six feet high on lots *1 to 42 inclusive.
2. On lots 1 to 3 inclusive no dwellinghouse or portion of any dwelling house is to be erected of less value than £300 - On Lot 4 of less value than £500 - or on any other lot of less value than £150. The value of a house is the amount of its net first cost in materials and labor of construction only estimated at the lowest current prices.
3. The trade of an Innkeeper Victualler or Retailer Wines Spirits or Beer is not to be carried on upon any lot except lot 4.
4. The Conveyance to each Purchaser shall contain a mutual Covenant by the Vendors and Purchaser with each other and with the owners of all the other lots now offered to observe the above Stipulations with a proviso limiting the personal liability to the period of ownership."

NOTE: The land tinted yellow on the title plan comprised part of lot 44.

2 (10.06.2024) The following are details of the covenants contained in the Conveyance dated 8 February 1873 referred to in the Charges Register:- "AND whereas the premises were sold to the Purchaser subject to the Stipulations specified in the Second Schedule which refer to the said lithographed plan NOW THEREFORE the Vendors (as to so much of the land to which the said Stipulations relate as remains vested in them) for themselves and their assigns and the Purchaser (as to the land hereby conveyed) for himself his heirs executors administrators and assigns do respectively covenant and

grant with and to each other and as to the Purchaser also with and to the owners or owner of any other land to which the benefit of the said Stipulations is attached and their his or her respective heirs and assigns that the Covenantors respectively and their respective heirs and assigns will henceforth observe perform and comply with the said Stipulations so far as the same relate either to the rights or to the duties of the Purchaser his heirs or assigns in respect of the land hereby conveyed and that nothing shall ever be erected fixed placed or done upon the land as to which they respectively covenant in breach or violation or contrary to the fair meaning of the said Stipulations but this Covenant is not to be held personally binding upon either the Vendors or the Purchaser or any other person except in respect of breaches committed or continued during their his or her joint or sole seizin of or title to the land upon or in respect of which such breaches shall have been committed.

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.

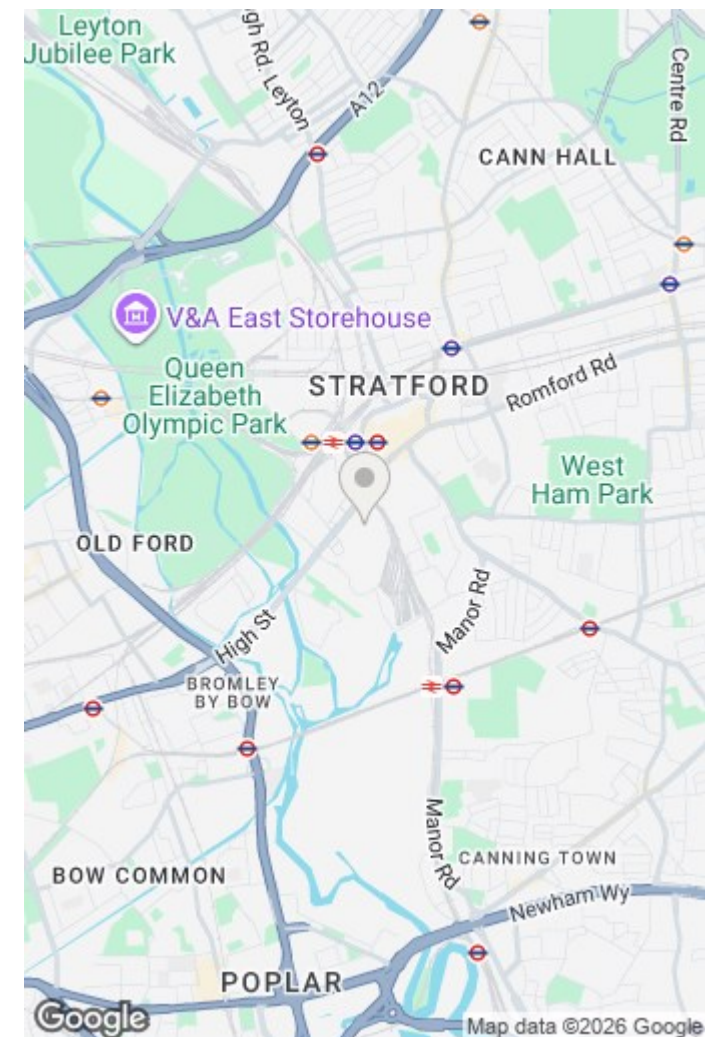
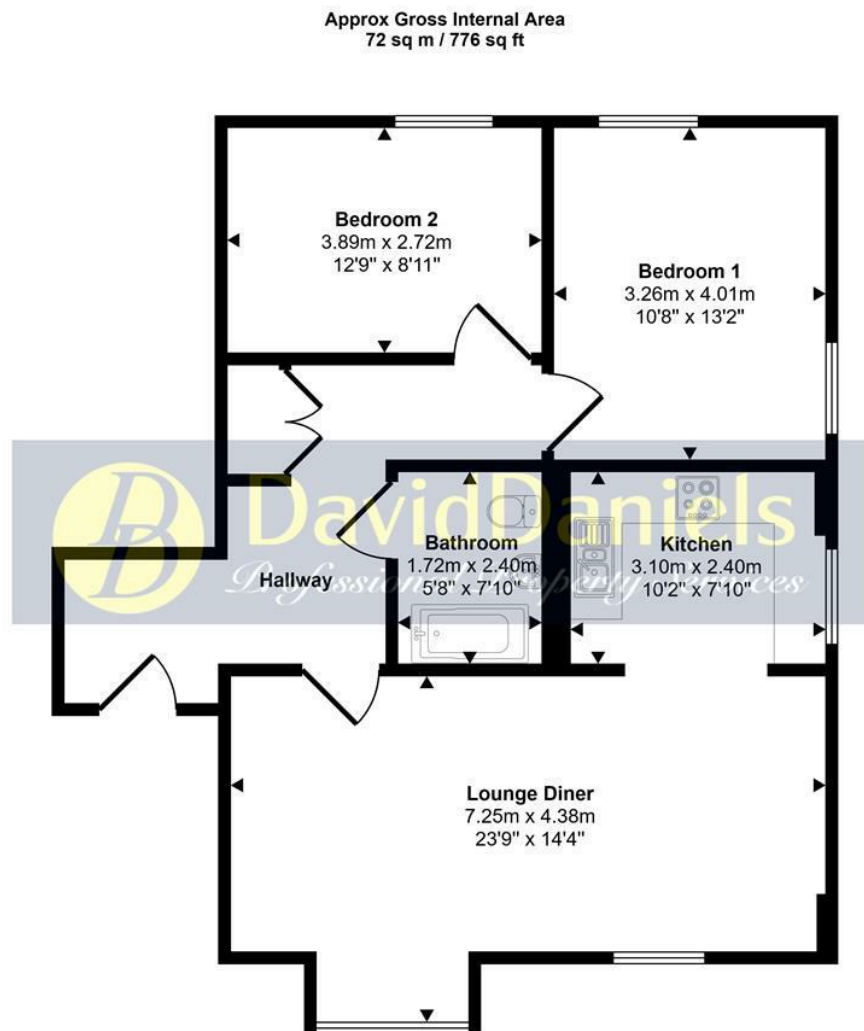
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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.



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.

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.

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	