



**Nansen Court, 1 Brockway Close Leytonstone E11 4TQ**



**One Bedroom Third Floor Flat A Short Walk From Leytonstone Station Offers In Excess Of £255,000 L/H**

Nestled in the heart of Leytonstone, this charming one-bedroom apartment in Nansen Court offers a delightful living experience. Spanning approximately 420 square feet, this purpose-built flat is situated on the third floor and has been recently decorated.

The property features a well-proportioned reception room. The bedroom is a comfortable space, while the bathroom is conveniently located to serve both residents and visitors alike.

One of the standout features of this apartment is its prime location. Just a short walk from Leytonstone High Road Station and Leytonstone Station, commuting to central London and beyond is efficient. Additionally, the flat is situated just off the bustling High Road, where a variety of amenities, shops, and bus routes are readily available.

The property benefits from communal parking, which operates on a first-come, first-served basis, providing added convenience for residents.

Offered chain-free with a long lease of 151 years remaining, this apartment presents an excellent opportunity for first-time buyers or investors looking to acquire a property in a vibrant and well-connected area.



#### Entrance via

secure communal door to communal hallway - stairs ascending to third floor - door to:

#### Hallway

access to loft - wall mounted consumer unit - wall mounted entry phone - power point - phone point - carpet to remain - doors to:

#### Lounge



double glazed window - wall mounted storage heater - power points - carpet to remain - door to:



#### Kitchen



double glazed window - range of eye level and base level units incorporating a sink with mixer taps and drainer - built in oven with four point electric hob and extractor fan above - space and plumbing for washing machine - space for fridge/freezer - two storage cupboards, one of which houses the water heater - tiled splash backs - power points - vinyl floor covering.

#### Bathroom



ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps and shower over - pedestal wash basin - low flush w/c - tiled splash backs - tiled floor covering.

#### Bedroom



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



The property has mains electric, mains water, mains sewerage and is heated via electric storage heaters.

The land registry title states:

3 (24.09.2007) The title includes any legal easements granted by the registered lease but is subject to any rights that are granted or reserved by the said lease and affect the registered land.

4 (24.09.2007) 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.

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.

#### **Additional Information:**

The lease has 151 Years remaining.

The current service charge is £1500 per annum and is reviewed yearly.

The ground rent is £100 per annum.

Council Tax London Borough of Waltham Forest Band B.

Parking: Communal residents car park, unallocated parking.

An Ofcom online search shows that there is the following coverage via the following mobile networks:

EE: There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

Three: There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

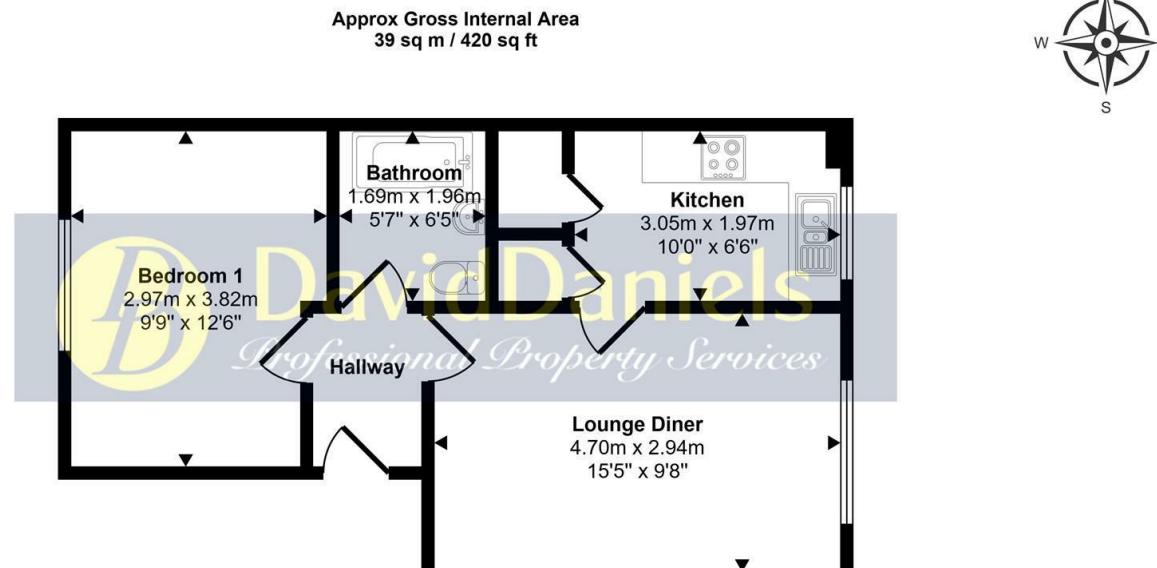
O2: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

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.

An Ofcom Online search shows that standard broadband is available.

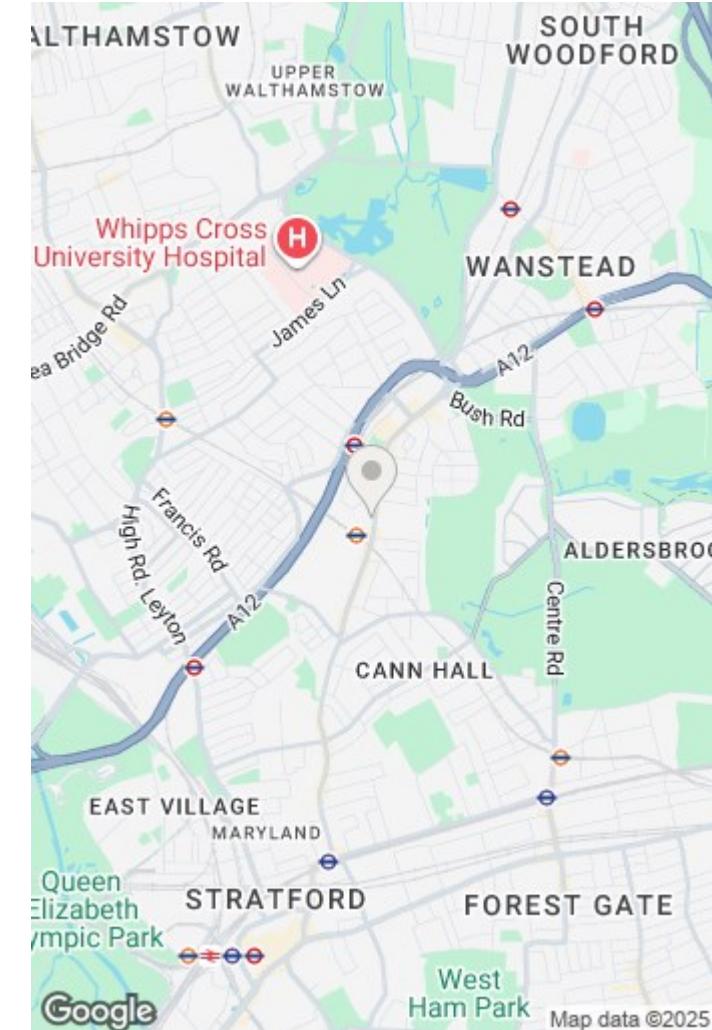
This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.





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.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Current			Current
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		63	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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.