Otter Close London E15 2PZ

Well Presented Riverside 2 Bedroom 2 Bathroom Apartment With Communal Car Park £330,000 L/H

Nestled in the sought-after Otter Close riverside development, this charming two-bedroom, two-bathroom first-floor apartment offers a delightful blend of comfort and convenience. Built in 2003, the property is being sold chain-free, making it an ideal choice for first-time buyers eager to make their mark or savvy investors seeking a lucrative opportunity.

The apartment features a spacious reception room that seamlessly connects to a well-appointed kitchen, both of which overlook the picturesque City Mill River. This serene view enhances the living experience, providing a tranquil backdrop to daily life. The property also benefits from a communal car park, available on a first-come, first-served basis, adding to the convenience of urban living.

Location is key, and this apartment does not disappoint. The Pudding Mill Lane DLR station is easily accessible, ensuring swift transport links to the wider city. Additionally, the renowned Westfield Shopping Centre and the expansive Queen Elizabeth Olympic Park are just a short stroll away, offering a wealth of shopping, dining, and recreational options. For those who enjoy cycling, the nearby Greenway provides an excellent route for leisurely rides.

With 165 years remaining on the lease, this property presents a fantastic opportunity for buyers looking to invest in a vibrant area. The potential monthly rental income of £1,900 equates to an impressive gross rental yield of approximately 6.5%, making it an attractive proposition for investors.

In summary, this two-bedroom apartment in Otter Close is a rare find, combining modern living with an enviable location. Whether you are looking to settle down or invest, this property is well worth your consideration.

Entrance Via
communal door to communal hallway - stairs ascending to first floor - door to:

Hallway
wall mounted consumer unit - wall mounted entry phone - power point - tiled floor covering - doors to:

Lounge

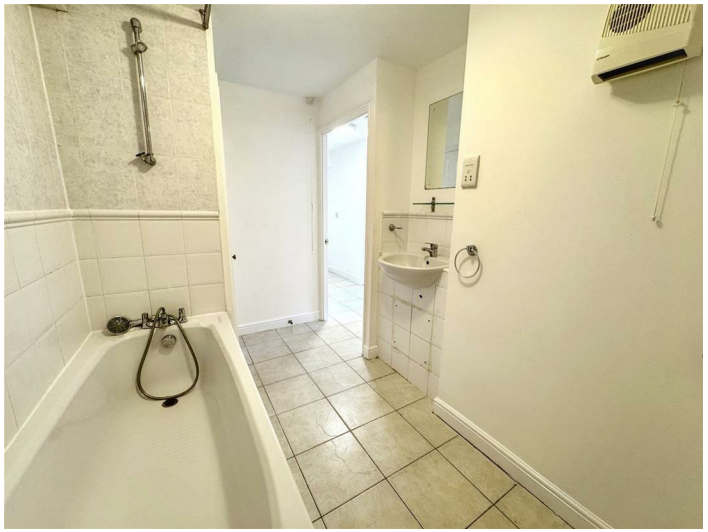
double glazed window overlooking city mill river - wall mounted electric heater - power points - wood effect floor covering - door to:

Kitchen

double glazed window overlooking city mills river - range of eye and base level units incorporating a one and a half bowl stainless steel sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - tiled floor covering

Bathroom

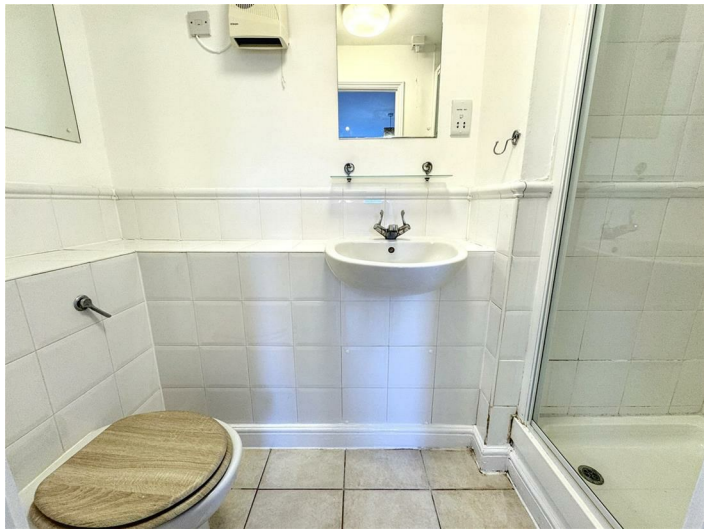
wall mounted extractor fan - wall mounted electric heater - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - wall mounted wash basin - low flush w/c - tiled splash backs - storage cupboard housing water heater - tiled floor covering.



Bedroom 1

double glazed window - wall mounted electric heater - power points wood effect floor covering - door to:

En Suite



wall mounted extractor fan - wall mounted electric heater - three piece suite comprising of a shower cubicle - wall mounted wash basin - low flush w/c - tiled splash backs - tiled floor covering.

Bedroom 2

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

Additional Information:
The lease has 165 Years remaining.
The current service charge is £.2565.00 per annum and is reviewed yearly.
The ground rent is £250.00 per annum. This is reviewed and increases by £250.00 every 20 years, the next increase is due in 2038.
Council Tax London Borough of Newham Band C

Parking: communal car park on a first come first served basis with 1 permit for each property, you must register the vehicle with the block managers.

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

The title register states the following:
The title includes any legal easements referred to in
(10.01.2019) clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
(10.01.2019) The land has the benefit of such rights of way and user as may be exercisable in accordance with the terms of the Conveyance dated 9 December 1941 referred to in the Charges Register.
(10.01.2019) The Conveyance dated 9 December 1941 referred to above contains a provision as to rights of light and air and other party matters.
(10.01.2019) A Conveyance of the freehold estate in the land in this title and other land dated 24 March 1958 made between (1) The British Transport Commission (Commission) and (2) B.R.S. (Pickfords) Limited contains the following exceptions and reservations and an agreement and declaration and this registration takes effect subject thereto:-
"Except and Reserved to the Commission as mentioned in Part I of the Second Schedule hereto.
IT IS HEREBY FURTHER AGREED AND DECLARED as mentioned in Part II of the Second Schedule hereto.

There shall not be included in this Conveyance any easement or right of light air or support or other easement or right which would restrict or interfere with the free use by the Commission or any person deriving title under them for building or any other purpose of any adjoining or neighbouring land of the Commission and there shall be reserved to the Commission the right at any time to erect or suffer to be erected any buildings or other erections and to alter any buildings or other erections now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property and any access of light and air over the adjoining land of the Commission shall be deemed to be enjoyed by the licence or consent of the Commission and not as of right.

(10.01.2019) A Conveyance of the freehold estate in the land in this title and other land dated 9 December 1941 made between (1) The Mayor Aldermen and Burgesses of The County Borough of West Ham and (2) E. W. Rudd Limited contains restrictive covenants. NOTE: Copy filed under EGL7196.
(10.01.2019) Such parts of the land as are affected thereby are subject to the rights excepted, reserved and mentioned in the Conveyance dated 9 December 1941 referred to above.
(10.01.2019) A Transfer of the freehold estate in the land in this title and other land dated 27 August 2004 made between (1) Fairview New Homes (Stratford) Limited and (2) Piervalley Limited contains restrictive covenants.

There shall not be included in this Conveyance any easement or right of light air or support or other easement or right which would restrict or interfere with the free use by the Commission or any person deriving title under them for building or any other purpose of any adjoining or neighbouring land of the Commission and there shall be reserved to the Commission the right at any time to erect or suffer to be erected any buildings or other erections and to alter any buildings or other erections now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property and any access of light and air over the adjoining land of the Commission shall be deemed to be enjoyed by the licence or consent of the Commission and not as of right.

NOTE 1: Where relevant, the provisions contained in the deeds set out in the register of the transferor's title referred to in the Transfer are set out in the register of this title
NOTE 2: Copy filed under EGL478842.

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.

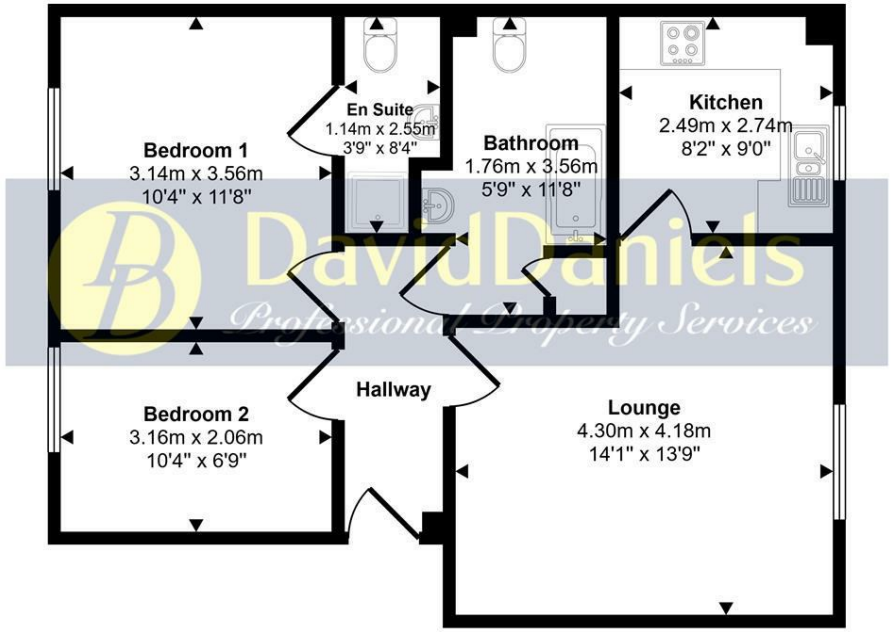
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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.

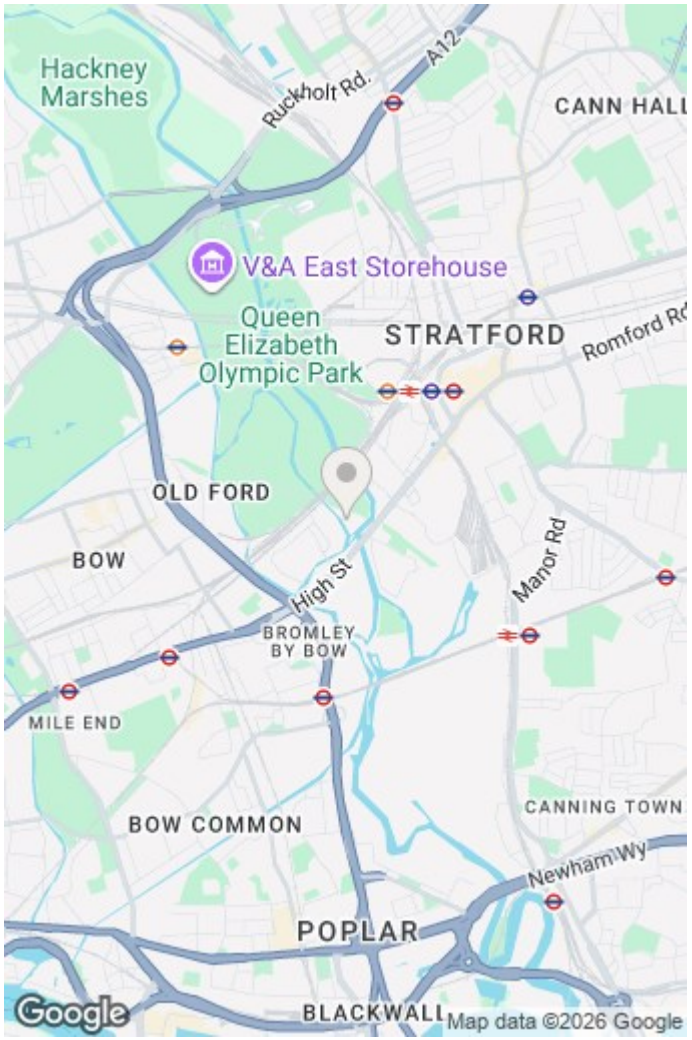
Disclaimer
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property 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.

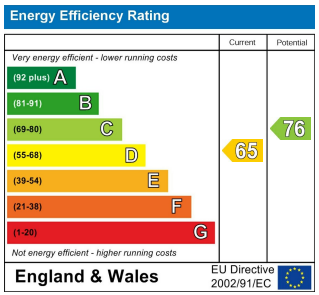
Approx Gross Internal Area
57 sq m / 609 sq ft

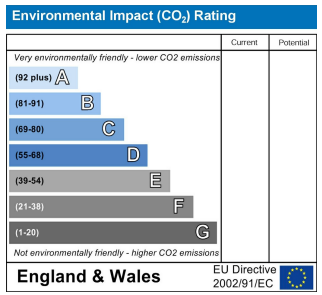


Floorplan

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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