

Barking Road London E13 8PS

Two Bedroom Ground Floor Maisonette With Own Rear Garden £315,000 Leasehold

Nestled on Barking Road in London, this spacious two-bedroom ground floor maisonette offers a delightful blend of comfort and convenience. Spanning an impressive 1,076 square feet, the property boasts a generous reception room. The two well-proportioned bedrooms provide ample space, while the bathroom is conveniently located to serve both rooms.

One of the standout features of this maisonette is its own private rear garden, an ideal spot for enjoying the outdoors or hosting summer gatherings. Additionally, the property includes a cellar, which, although not currently part of the lease plan, can be incorporated into the lease during the conveyancing process if desired.

Situated just a short walk from the greenway, residents will benefit from easy access to a variety of shopping facilities and bus routes, making daily commutes and errands a breeze. The property is available with an impressive lease of approximately 993 years remaining.

This maisonette presents an excellent opportunity for first-time buyers or those looking to invest in the rental market, with a potential rental income of £1,700 per calendar month. With its desirable location and spacious layout, this property is sure to attract interest from a range of buyers. Don’t miss the chance to make this charming maisonette your new home or investment.

Entrance Via
front door to-

Hallway
wall mounted radiator - power point - storage cupboard - carpet to remain - doors to -

Bedroom Two



double glazed window - wall mounted radiator - power point - carpet to remain.

Bathroom



double glazed obscure window - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - low flush w/c - pedestal wash basin - heated towel rail - partially tiled walls - vinyl floor covering.



Kitchen



double glazed window - range of eye and base level units incorporating a sink with mixer taps and drainer - cooker point - space and plumbing for washing machine - tiled splash backs - power points - storage cupboard - vinyl floor covering.

Lounge/ Diner



double glazed window - two radiators - power points - carpet to remain - double glazed door to garden.



Bedroom One



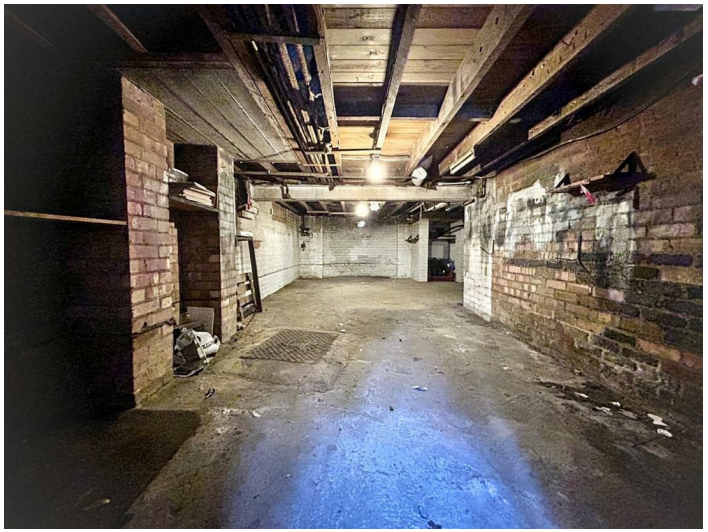
double glazed window - wall mounted radiator - power points - carpet to remain.

Garden

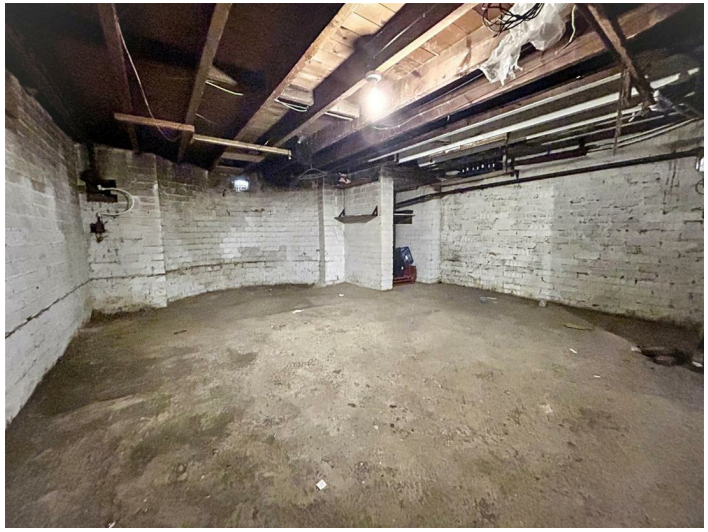


raised decked area with stairs descending to paved area - further stairs descending to lower paved area - door to -





Cellar



wall mounted main boiler - wall mounted consumer unit.
Please note that the cellar is not presently included in the lease plan; however, the sellers are able to arrange for it to be incorporated into the lease as part of the conveyancing process, if required.

Additional Information:
Please note that the cellar is not presently included in the lease plan; however, the sellers are able to arrange for it to be incorporated into the lease as part of the conveyancing process, if required.
The lease has approximately 993 Years remaining (999 years from 01/01/2021).
The ground rent is peppercorn 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, 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 states the following:
3 (24.12.2021) The Lease prohibits or restricts alienation.
4 (24.12.2021) The title includes any legal easements referred to in 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.

3 (24.12.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 19 November 2021 in favour of Leeds Building Society referred to in the Charges Register.

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.

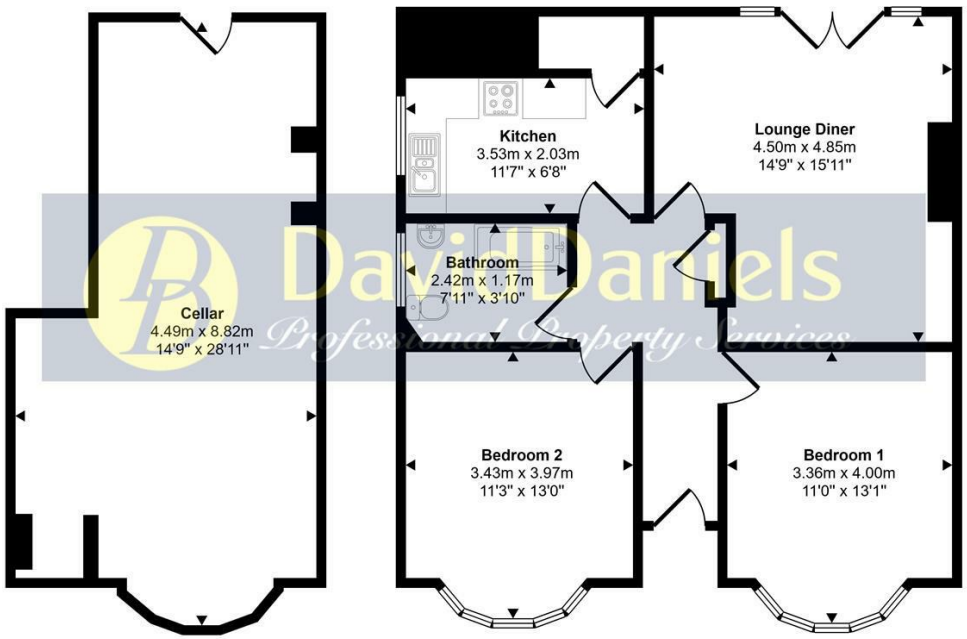
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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.

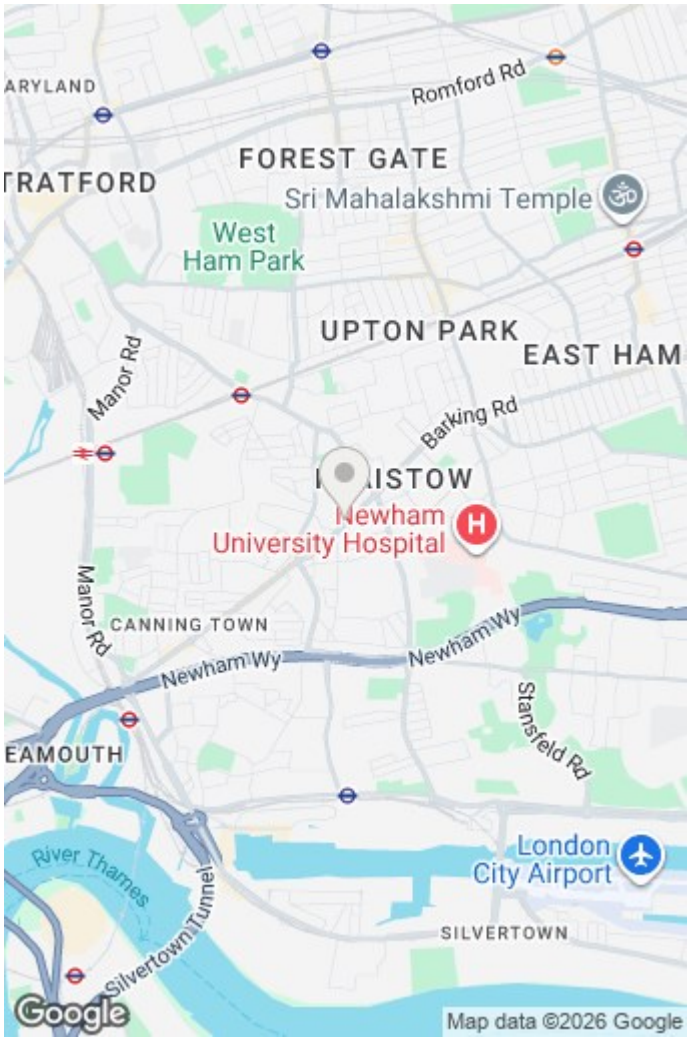
Approx Gross Internal Area
100 sq m / 1076 sq ft

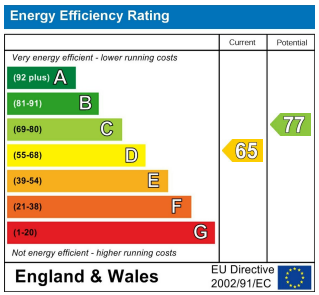


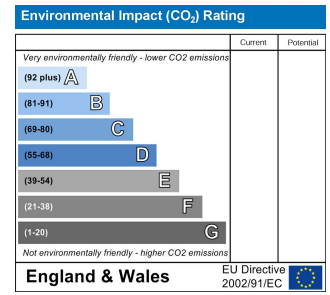
Lower Ground Floor
Approx 33 sq m / 354 sq ft

Ground Floor
Approx 67 sq m / 722 sq ft

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.

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