



Forest Lane London E15 1HR

Well Presented 2 Double Bedroom Second Floor Apartment With Balcony Offers Over £335,000



Presenting this modern two double bedroom apartment located on the second floor of Ibex House, E15. The property offers a spacious open-plan lounge and kitchen area, which is flooded with natural light and leads directly onto a private balcony, providing a perfect spot for relaxation.

The apartment features a contemporary three-piece bathroom suite, ensuring a comfortable living experience. Residents of Ibex House enjoy the added benefits of a dedicated concierge service and access to a well-maintained communal terrace, offering additional outdoor space for socializing or unwinding. Ideally positioned just a short walk from Maryland Station, this apartment offers excellent transport links and easy access to local amenities, making it an ideal choice for both professionals and investors alike.

Benefitting a recently issued EWS1 certificate with an A1 rating, ensuring peace of mind for potential buyers.



Entrance Via
communal door to communal hallway - stairs and lift ascending to second floor - door to:

Hallway
wall mounted entry phone - power points - wood effect floor covering - two storage cupboards housing consumer unit and water heater - doors to:

Open Plan Lounge/Kitchen



double glazed windows - 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 for fridge/freezer - space and plumbing for washing machine and slimline dishwasher -tiled splash backs - power points - partially wood effect floor covering with kitchen area vinyl floor covering - door to:



Balcony



Bedroom 2



double glazed window - power points - wood effect floor covering.

Bedroom 1



double glazed window - power points - wood effect floor covering.

Bathroom



three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - low flush w/c - pedestal wash basin - tiled splash backs - heated towel rail - tiled effect vinyl floor covering.

Communal Terrace



Additional Information:

The lease has 104 Years remaining.
The current service charge is £3300.00 per annum and is reviewed yearly.
The ground rent is £150.00per annum.
Council Tax London Borough of Newham Band C

Parking: No Parking available

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 and data coverage likely. 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, 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 free standing electric heaters.

The title register states the following:
This register contains any charges and other matters that affect the land.
1 (17.06.2004) A Transfer of the freehold estate in the land in this title and other land dated 3 April 1991 made between (1) The Mayor and Burgesses of The London Borough of Newham (formerly known as The Mayor Aldermen and Burgesses of the County Borough of West Ham) ("theTransferor") and (2) Steadlease Limited of 152 Seven Sisters Road,London, N7 7PL ("The Transferee") contains the following covenants:- "The Transferee hereby covenants with the Transferor to the intent and so as to bind the land hereby transferred into whosoever hands the same may come and to benefit the adjoining land of the Transferor or any part thereof not to use or permit or suffer to be used the land hereby transferred or any part thereof for residential purposes."
2 (17.06.2004) By a Deed of Release dated 27 February 2003 made between (1)The Mayor and Burgesses of The London Borough of Newham and (2)Toynbee Housing Association Limited and Boleyn & Forest Housing Society Limited the covenants contained in the Transfer dated 3 April 1991 referred to above were expressed to be released.

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.

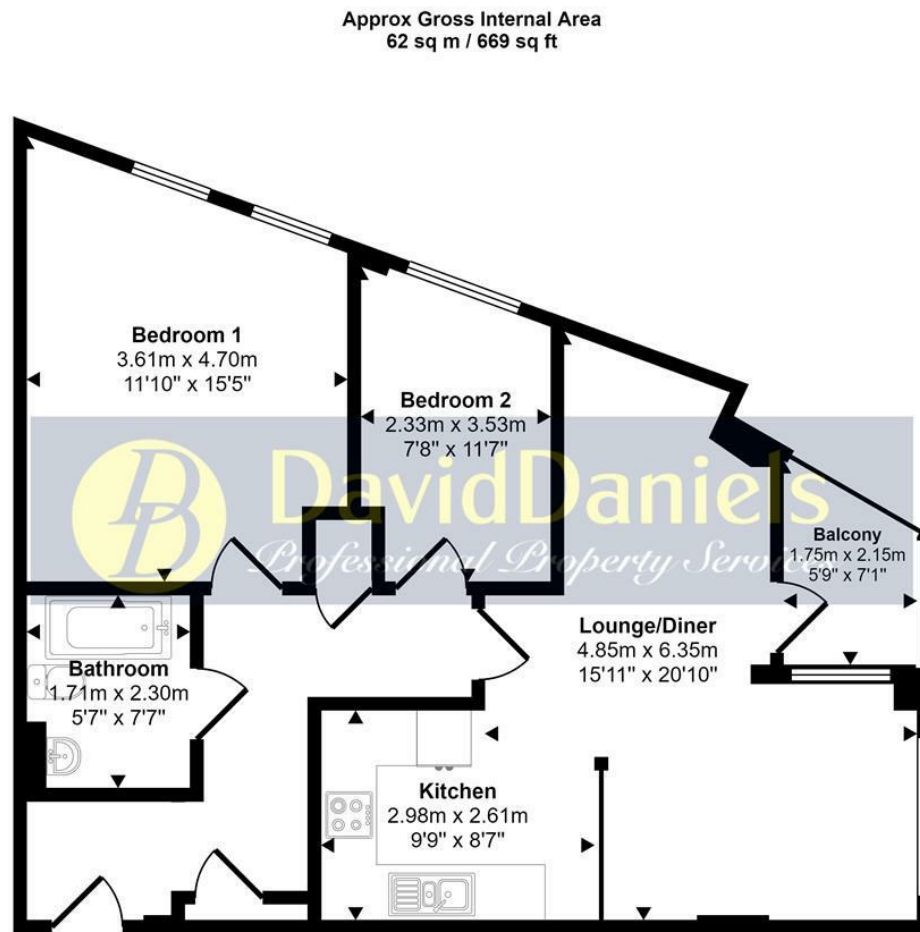
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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 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.

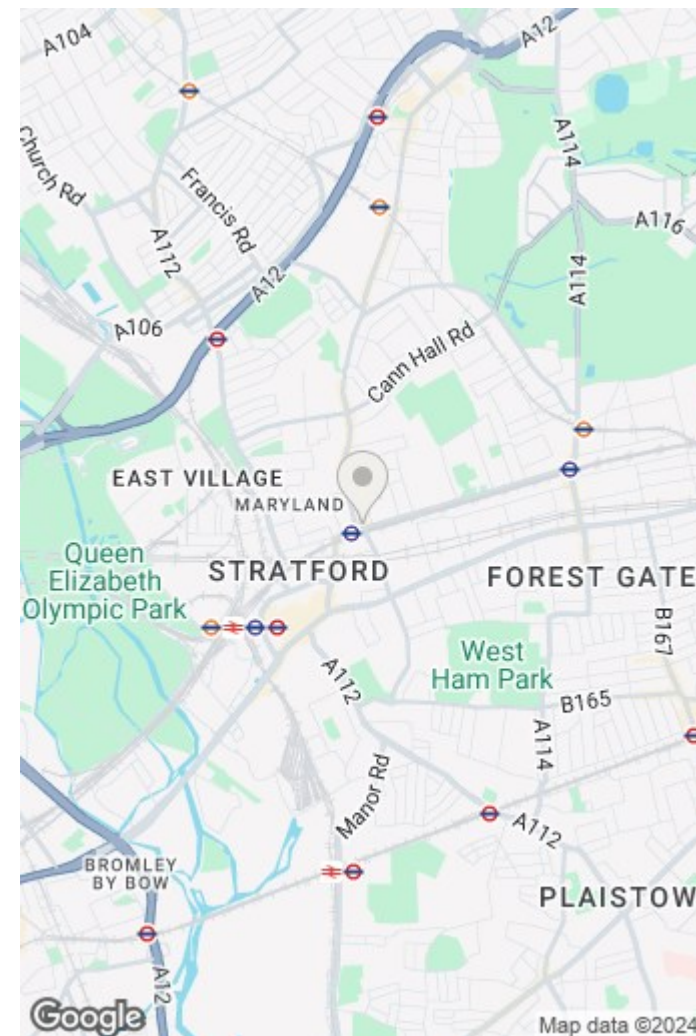




Floorplan

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			
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	