

Alan Hocken Way London E15 3AT

Well Presented One Bedroom Flat With Communal Parking £230,000L/H

we are pleased to offer this well-presented second-floor flat offers a delightful living space within a purpose-built block. Spanning an area of 421 square feet, the property features a spacious lounge that seamlessly connects to the kitchen, creating an inviting atmosphere for both relaxation and entertaining. The flat comprises one comfortable double bedroom and a three-piece bathroom, making it an ideal choice for individuals or couples.

Built in 1990, this property benefits from double-glazed windows throughout, ensuring a warm and quiet environment. With an extended lease of 117 years remaining, prospective buyers can enjoy peace of mind regarding ownership. Additionally, the flat includes access to a communal car park, available on a first-come, first-served basis, which is a valuable asset.

This property presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment, with a potential rental income of £1,550 per calendar month. Its prime location is a mere short walk from West Ham station, providing outstanding transport links to the rest of London. Furthermore, the nearby Memorial Recreation Ground offers a lovely green space for leisurely strolls or outdoor activities.

In summary, this charming flat combines comfort, convenience, and investment potential, making it a must-see for anyone looking to establish themselves in this dynamic part of London.







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

Hallway
wall mounted consumer unit - cupboard housing water heater - power point - carpet to remain - doors to:

Lounge



double glazed window - power points - carpet to remain - door to:

Kitchen



double glazed window - wall mounted extractor fan - range of eye and base level units incorporating a sink with mixer tap 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 - wood effect floor covering.



Bathroom



obscure double glazed window - wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer tap to shower attachment - pedestal wash basin - low flush w/c - tiled splash backs - tiled floor covering.

Bedroom



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



Additional Information:
The lease has 117 Years remaining at the time of listing (125 years from 22/11/2018).

The current service charge is £1920.00 per annum and is reviewed yearly.

The ground rent is £200.00 (two hundred pounds) per annum

Ground Rent Review Date every tenth anniversary of the date of the commencement of the Term (next review: 22 November 2028)

Rent Period A period beginning on the first date that rent is payable subsequent to the preceding Rent Review Date and ending on the day before the date that rent is payable subsequent to the next Rent Review Date or the end of the Term which ever shall first occur

Base Figure the Index figure for the month preceding the date of this lease

Index the "all items" Index figure of the Index of Retail Prices published by the Office of National Statistics or any successor Ministry or Department

Revised Rent such yearly sum as may be payable in each Rent Period calculated in accordance with clause 1 of this Schedule

1. On each Rent Review Date the Basic Rent is to be multiplied by the Index for the month preceding the relevant Rent Review Date and divided by the Base Figure to give the Revised Rent providing that the Revised Rent shall never be less than the rent payable in respect of the previous Rent Period

Council Tax London Borough of Newham Band B.

Parking: communal car park on a first come first served basis, a permit must be acquired from the block managers.

An Ofcom online search shows that there is the following coverage via the following mobile networks:
EE,O2, Three and 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 free standing electric heaters.

The title register states the following:
(28.11.2018) A Transfer of the freehold estate in the land in this title and other land dated 23 December 1994 made between (1) Fairview New Homes PLC and (2) Freehold Managers (Nominees) Limited contains restrictive covenants.

(28.11.2018) The Transfer dated 23 December 1994 referred to above contains a provision as to the grant of easements in the events mentioned in Clause J of the Second Schedule to that Transfer.

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.

As part of our legal obligations under the Money Laundering Regulations 2017 (including Regulation 41), estate agents are required to carry out customer due diligence and ongoing monitoring for both vendors and purchasers. This includes verifying identity and, where applicable, source of funds. Any documentation requested will be used solely for anti-money laundering and regulatory compliance purposes and will be processed securely and confidentially in accordance with our legal obligations. Please note that we are required to complete these anti-money laundering (AML) checks for all buyers and sellers before a sale can proceed, and a memorandum of sale cannot be issued until satisfactory checks have been completed. Where any party is contributing funds towards a purchase (including gifted deposits), they will also be required to undergo the same verification and due diligence checks..

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.

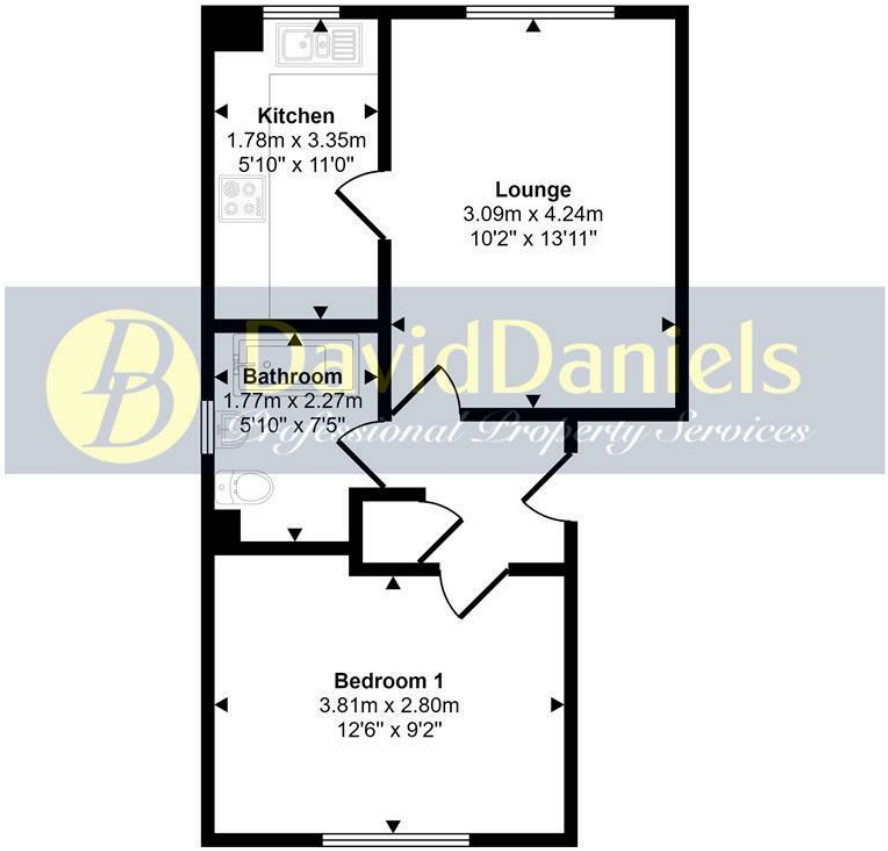






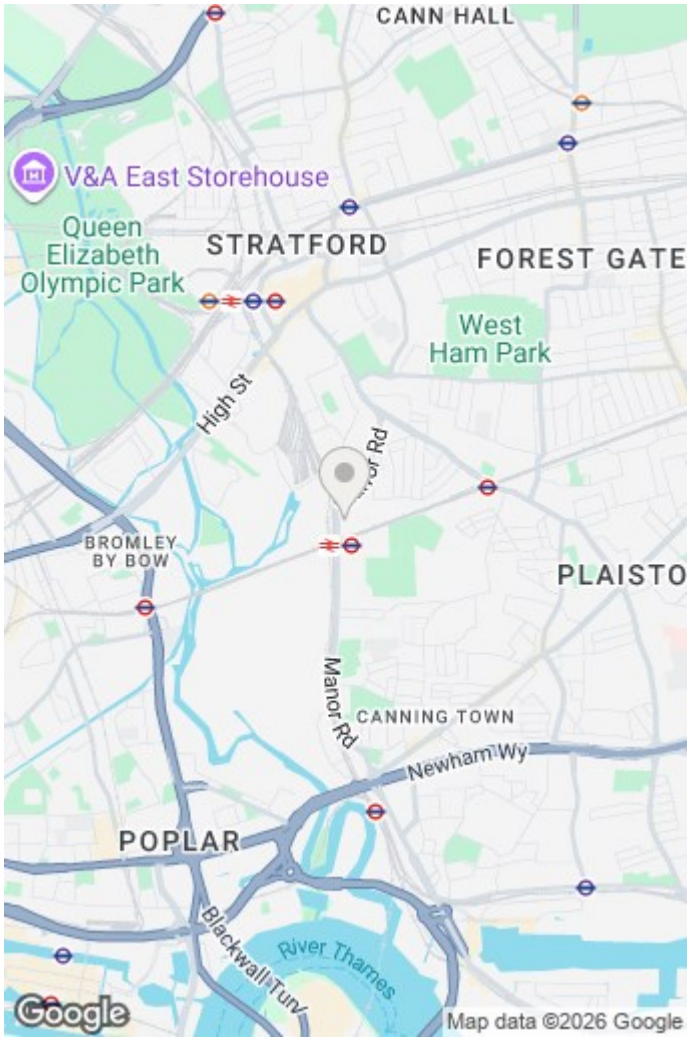


Approx Gross Internal Area
39 sq m / 421 sq ft



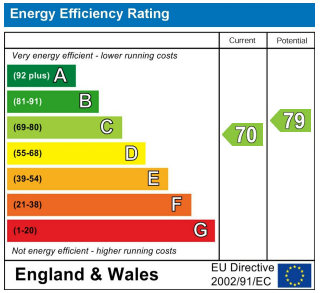
Floorplan

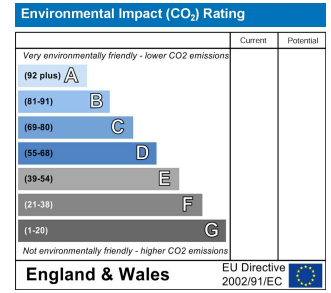
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The Property Ombudsman