St. Pauls Drive, London E15 1JN

Spacious Chain Free One Bedroom Ground Floor Maisonette With Front And Back Garden £260,000 L/H

Situated within a well-maintained development in the sought-after E15 area, this attractive one-bedroom ground floor maisonette offers approximately 511 sq ft of well-planned accommodation, complemented by the rare benefit of both private front and rear gardens.

Accessed via its own private front garden and individual front door, the property offers a great sense of independence and privacy. An enclosed entrance porch provides a practical space for every day essentials before opening into the bright and spacious lounge/diner. An inner hallway leads to the generous double bedroom, well-equipped separate kitchen and clean, well-presented bathroom, offering buyers the opportunity to personalise to their own taste. The hallway also provides access to the enclosed rear garden.

The well-proportioned accommodation offers good storage throughout, complemented by a private outdoor storage cupboard, ideal for less frequently used items. Residents also benefit from a communal outdoor area providing access to the individual storage cupboards.

Ideally positioned for Stratford Station, Stratford International and Maryland Station (Elizabeth Line), the property enjoys excellent transport links across London and beyond. Westfield Stratford City and Queen Elizabeth Olympic Park are also within easy reach, offering an outstanding choice of shopping, restaurants, cafés, leisure facilities and open green spaces.

A wide range of supermarkets, local restaurants, cafés and parks are all nearby, making this an exceptionally convenient place to call home.

Offering the convenience of ground floor living, a private entrance, front and rear gardens, generous accommodation, good storage and exceptional transport links, this well-presented home is ideally suited to first-time buyers, professionals, downsizers or investors.

Entrance Via
front gate to:

Front Garden
22'5" x 23'4" (6.85 x 7.13)

paved walkway with the remainder laid to lawn - shrub borders - partially glazed door to:

Porch
double glazed windows - tiled floor covering - partially glazed door to:

Lounge/ Diner

double glazed window - radiator - power points - wood effect floor covering - door to:

Hallway
storage shelves - radiator - cabinet which houses the electric meter - wall mounted consumer unit - double glazed door to rear garden - doors to:

Kitchen

double glazed window - Vaillant boiler - wall mounted extractor fan - range of eye and base level units incorporating a sink with mixer tap and drainer - built in oven - four point electric hob with extractor fan over - space and plumbing for washing machine - space and plumbing for dish washer - under counter fridge and freezer - radiator - tiled splash backs - power points - tiled 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 - radiator - tiled splash backs - tiled floor covering.

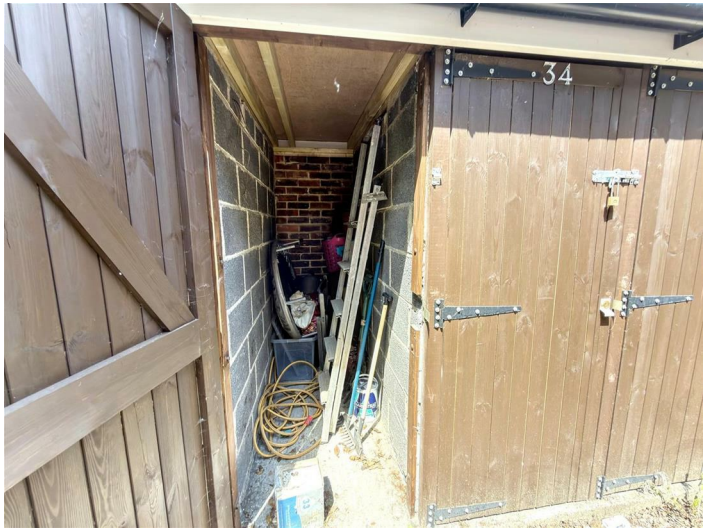
Bedroom

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

Rear Garden
20'6" x 22'2" (6.27 x 6.77)

pathway to gate leading to outdoor storage cupboard - remainder laid to lawn - shrub borders.

Outdoor Storage Cupboard



Additional Information:
The lease has 98 Years remaining (125 years from 20 December 1999).
The current service charge is £1,520.00 per annum and is reviewed yearly.
The ground rent is £10.00 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:
1 (22.02.2000) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 28 St Pauls Drive, London and bin store (E15 1JN).
NOTE: As to the part tinted blue on the filed plan only the ground floor flat is included in the title.
3 (22.02.2000) The above mentioned Lease is made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
4 (22.02.2000) Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title.
5 (22.02.2000) 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.
7 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
2 (22.02.2000) RESTRICTION:-Except under an order of the registrar no transfer by the proprietor of the land shall be registered unless a certificate signed by the solicitor to the Council of the London Borough of Newham (or such other person as the Council so shall authorise) has been furnished

that the proprietor has complied with the provisions contained in clauses 3 and 5(15) and (16) of the registered lease provided always that compliance with clause 3 shall not be required on an exempt disposal (defined in Sections 160 and 161 Housing Act 1985) as evidenced by a certificate given by the solicitor to the transferor.
NOTE: This restriction is to subsist during the term of the lease.
4 (06.10.2010) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
5 (06.10.2010) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
6 (06.10.2010) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.
8 (11.10.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 27 September 2017 in favour of Godiva Mortgages Limited referred to in the Charges Register.
1 (22.02.2000) The land tinted pink on the filed plan together with other land having been acquired pursuant to compulsory purchase orders made under the Town and Country Planning Act 1947 no documents of the earlier title have been produced to the Land Registry Such land is accordingly registered subject to such restrictive covenants (if any) as may have been imposed thereon before 1 March 1962 so far as the same are enforceable except during such time as the Mayor Aldermen and Burgesses of the Borough of West Ham are proprietors thereof.

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.

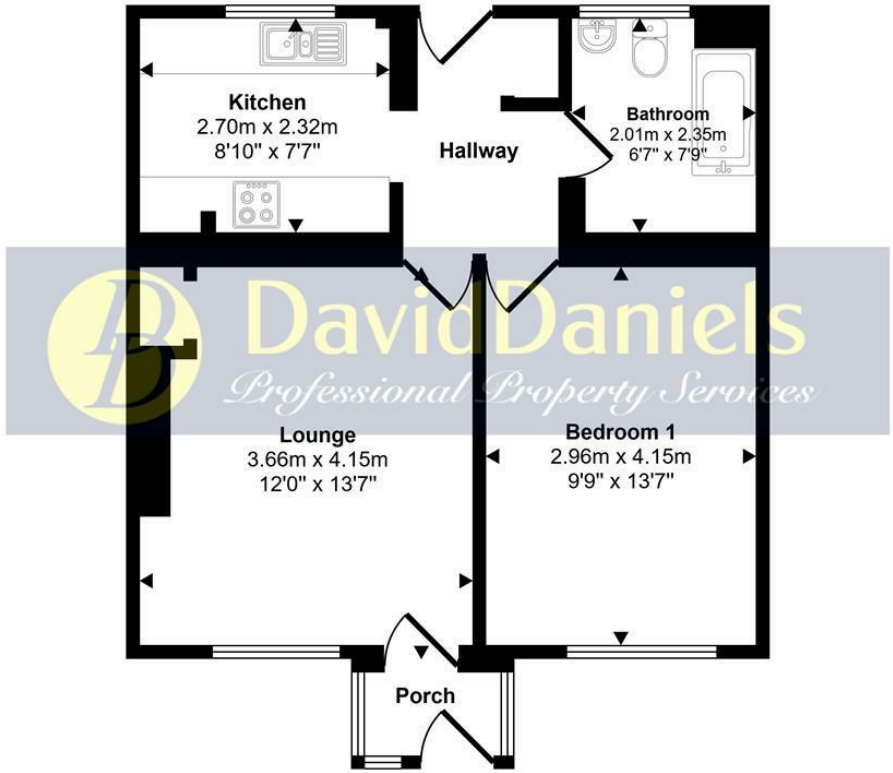
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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

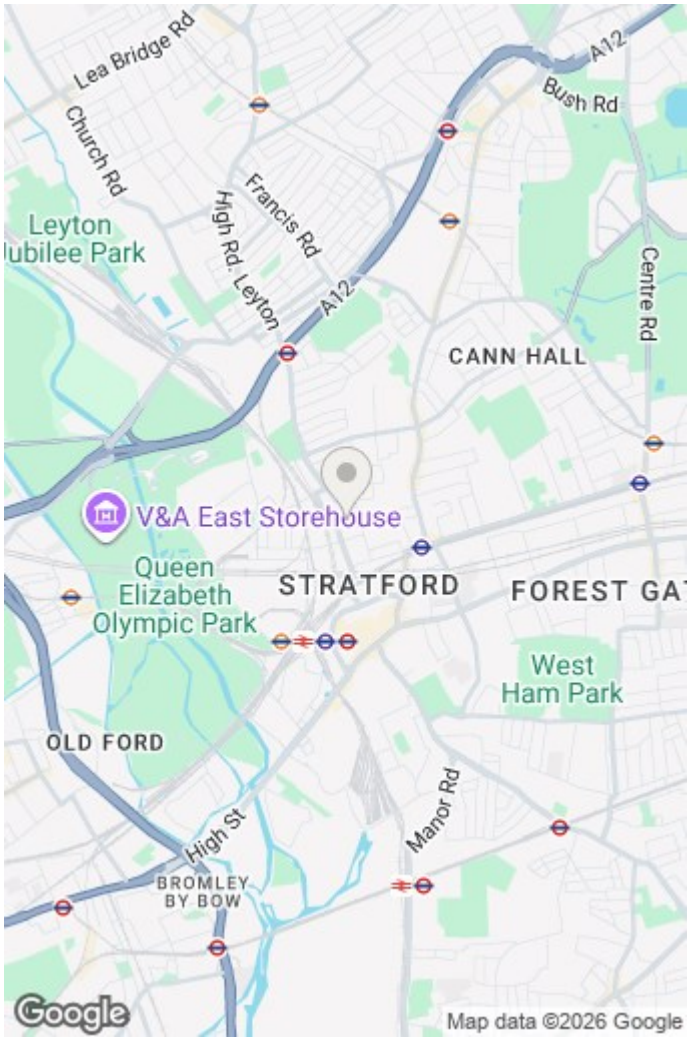
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been 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
47 sq m / 511 sq ft

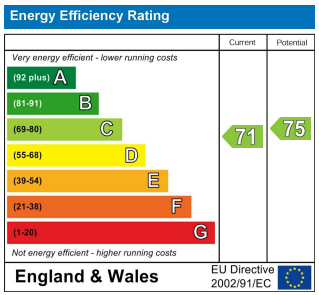


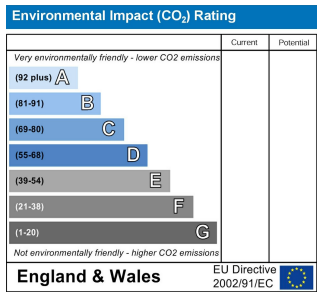
David Daniels
Professional Property Services

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.





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.

Stratford Office:
49c Leytonstone Road, Maryland Point, Stratford. London E15 1JA
Telephone: 020 8555 3521

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