

Gerry Raffles Square Stratford E15 1BG

Chain Free Two Bedroom Second Floor Apartment With Balcony £325,000 L/H

Nestled in the vibrant Gerry Raffles Square, this two-bedroom apartment offers a fantastic opportunity for first-time buyers or those looking to invest in a property with potential. Spanning 552 square feet, this second-floor residence features a welcoming reception room. The apartment also boasts a delightful balcony, providing a lovely outdoor space to enjoy the fresh air.

The property is being sold chain-free, allowing for a smooth and efficient purchase process. While the apartment is ripe for improvement, it presents an ideal canvas for you to personalise and truly make it your own. The layout includes two well-proportioned bedrooms and a four piece bathroom, ensuring comfortable living for individuals or small families.

Conveniently located, the apartment is just a short stroll from the renowned Westfield Shopping Centre, offering a plethora of shopping and dining options. Additionally, Stratford Station is within easy reach, providing excellent transport links to the rest of London and beyond.

Residents will appreciate the added benefits of a concierge service, ensuring a secure and well-maintained environment. Furthermore, the building benefits from an EWS1 certificate with a B1 rating, providing prospective buyers with important information regarding the building's external wall fire safety assessment.

This property is a wonderful opportunity to embrace city living in a sought-after location, making it an excellent choice for those looking to invest in their future.

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

Hallway
wall mounted consumer unit and electric meter - cupboard housing water heater - wall mounted entry phone - power point - carpet to remain - doors to:

Kitchen





range of eye and base level units incorporating a one and a half bowl stainless steel sink with mixer tap and drainer - built in oven with four point hob and extractor fan over - space for fridge/freezer - space and plumbing for washing machine - space and plumbing for slimline dishwasher - tiled splash backs - power points - tiled floor covering.

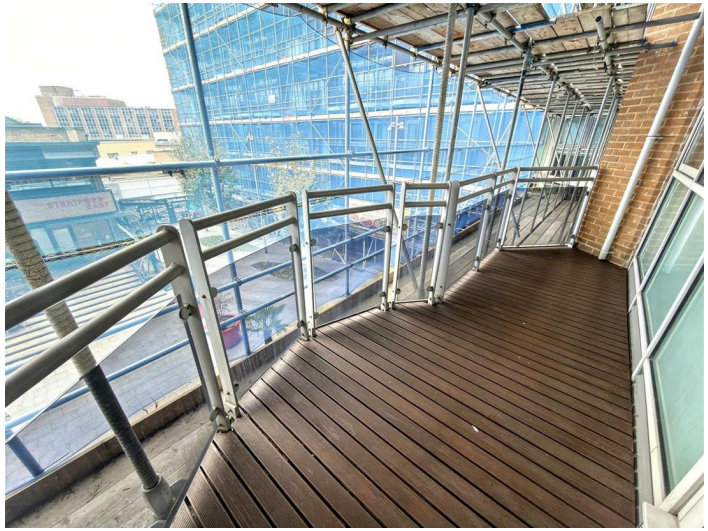
Lounge



double glazed window - two wall mounted electric heaters - power points - carpet to remain - double glazed door to:



Balcony



Bedroom 2



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

Bedroom 1



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



Bathroom



ceiling mounted extractor fan - four piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - shower cubicle - pedestal wash basin - low flush w/c - tiled walls - heated towel rail - tiled floor covering.



Additional Information:
The lease has 104 Years remaining at the time of listing (130 years from 1/5/2001).

The current service charge is £3,684.76 per annum and is reviewed yearly.

The current ground rent is £454.00 per annum and is reviewed every 21 years, please see the following review terms:
The Rent shall be subject to review on each twenty-first anniversary of the Commencement Date and then shall if appropriate be increased to. such sum as is the same percentage of the Review Value of the Building as the Rent is of the First Value of the Building BUT so that such reviewed rent shall never equal or exceed such a sum as would in appropriate circumstances create an inhibition on the premium capable of being charged on an assignment of the Demised Premises in the same . manner as set out in Section 127 and Schedule 18 Part II of the Rent Act 1977 as amended by Section 78 of the Housing Act 1980 or any amending or similar legislation in which case the Rent shall be £1.00 less than the sum which would otherwise be charged being £1.00 less than the amount which creates an inhibition on the premium.

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 limited. 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 electric wall heaters.

The title register states the following:
Conveyances of the freehold estate in the land in this title and other land contain restrictive covenants. Details of the substance of the covenants are set out in the Schedule hereto. Such details are taken from a Conveyance dated 19 March 1897 made between (1) The British Land Company Limited and (2) John Matthew Klenck and all other Conveyances are believed to be identical therewith.

The following are details of the covenants contained in the Conveyance dated 19 March 1879 referred to in the Charges Register:- NOW therefore the Vendors (as to so much of the land to which the said stipulations relate as remains vested in them) for themselves and their assigns and the Purchaser (as to the Land hereby conveyed) for himself his heirs executors administrators and assigns do respectively covenant and grant with and to each other and as to the purchaser also with and to the owners or owner of any other Land to which the beneift of the said stipulations is attached and their his or her respective heirs and assigns that the covenantors respectively and their respective heirs and assigns will henceforth observe perform and comply with the said stipulations so far as the same relate either to the rights or to the duties of the Purchaser his heirs or assigns in respect of the land hereby conveyed and that nothing shall ever be erected fixed placed or done upon the land as to which they respectively covenant in breach or violation or contrary to the fair meaning of the said stipulations but this covenant is not to be personally binding upon either the Vendors or the Purchasers or any other person except in respect of breaches committed or continued during their his or her joint or sole seizin of or title to the land upon or in respect of which such breaches shall have been committed.

Stipulations relating to Lots 1 to 212 inclusive
1. Fences. Each Purchaser is forthwith to make and afterwards to maintain the boundary fences next the Roads and on the sides of his lot marked T within the boundary
2. Value of Buildings. No house or public building is to be erected of less value than £600 on lots
1 to 212 or of less value than £250 on any other lot. The value of a Building is the amount of its net first cost in materials and labour of construction only estimated at the lowest current prices.
3. Trades &c Prohibited. No public house beer house or house for the sale of beer wine or spirituous liquors shall be erected nor shall the trade of an Innkeeper Victualler or Retailer of wine spirits or beer be carried on upon any lot. No hut shed

caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment shall be erected made placed or used or be allowed to remain upon any lot and the Vendors or the owner or owners of any part of the said lots 1 to 212 may remove and dispose of any such erection or other thing and for that purpose may break fences and forcibly enter any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto.
4. Roads. Except when otherwise expressed all the ways are public highways and each lot includes the soil of half the way to the extent of its abuttal thereon nevertheless (as between themselves and the purchasers) the Vendors reserve the right to form and make any of the roads at such levels with such gradients and in such manner as they may approve and for that purpose to make cuttings or embankments upon any lots and deposit or remove and dispose of any surplus earth or to make sewers or drains in any highway or to repair any such works. No purchaser shall remove or disturb the soil or surface of any way except for the purpose of repairing the same or laying gas water or drain pipes from his lots to the mains in any of which cases the Road shall be made good and the repair consolidated by the Purchaser to the satisfaction of the Vendors.

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.

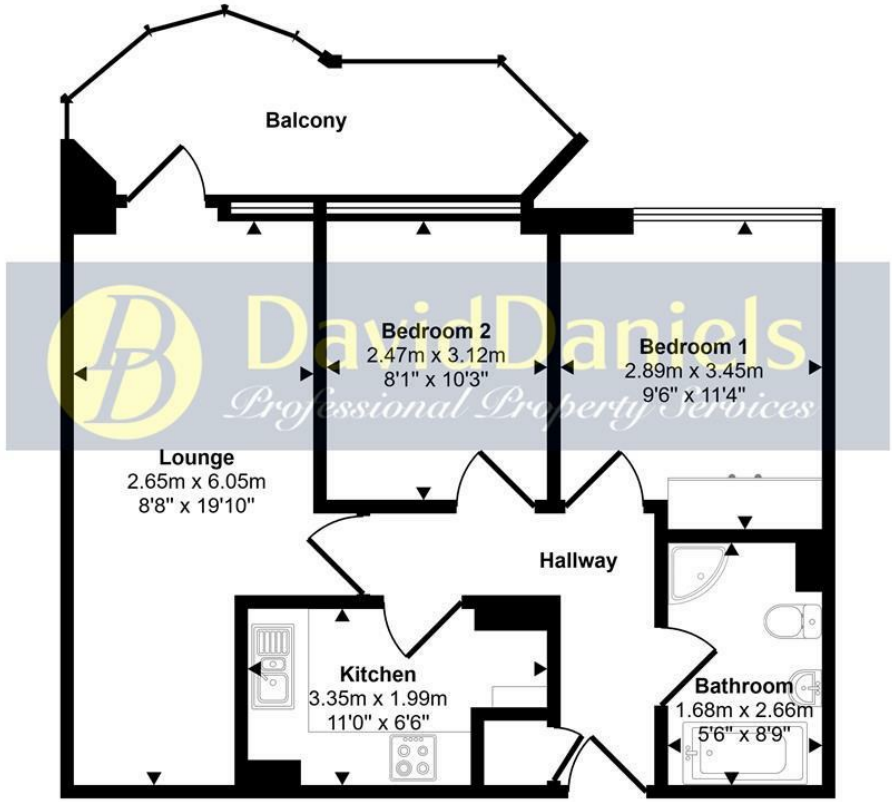
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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

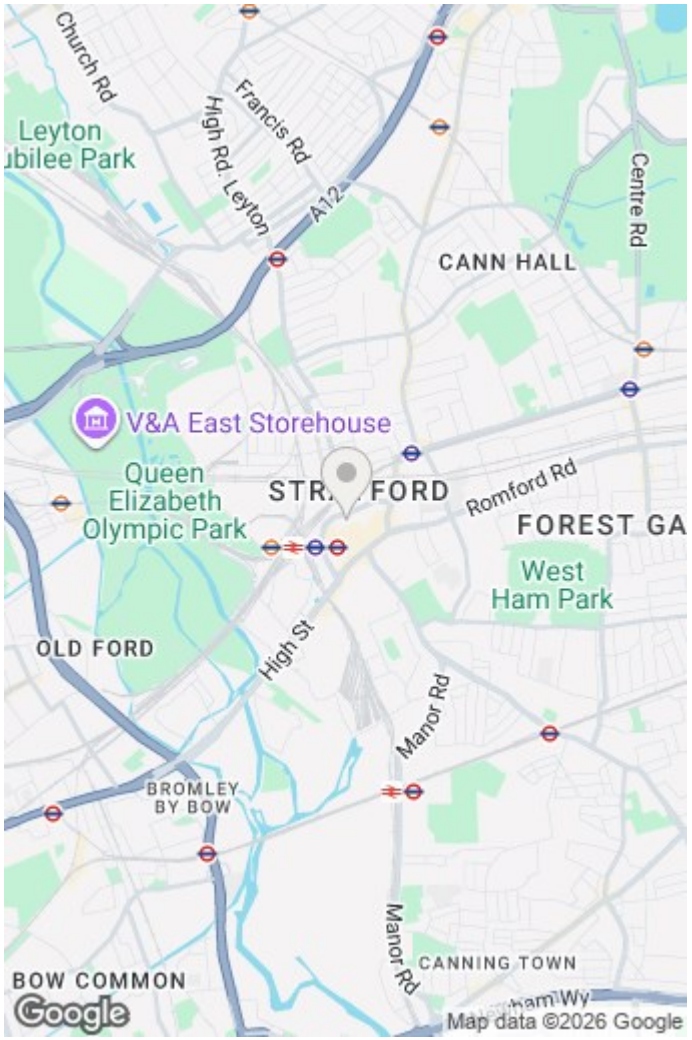
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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.

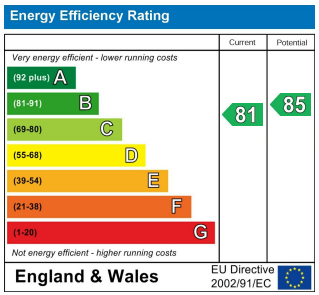
Approx Gross Internal Area
51 sq m / 552 sq ft

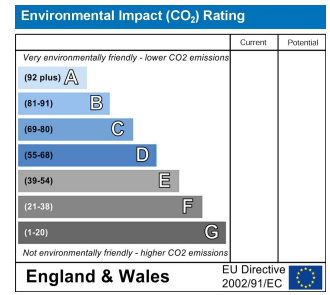


Floorplan



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.





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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