



**Lydhurst Avenue
London
SW2 3AW**

Offers in Excess of £480,000

bettermove

Lydhurst Avenue London

Bettermove are proud to present this 2 bedroom maisonette in a popular residential area of London.

The property benefits from sash windows, gas central heating throughout and has ample on street parking available nearby for resident permit holders only. The council tax band is D.

This is a share of freehold property with 999 years on the lease from 2017; there is no ground rent and no service charge.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 2 bedrooms, w/c and the family bathroom. The exterior boasts a shared rear garden, perfect for enjoying the summer months.

Located just north of Streatham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A23, A205 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

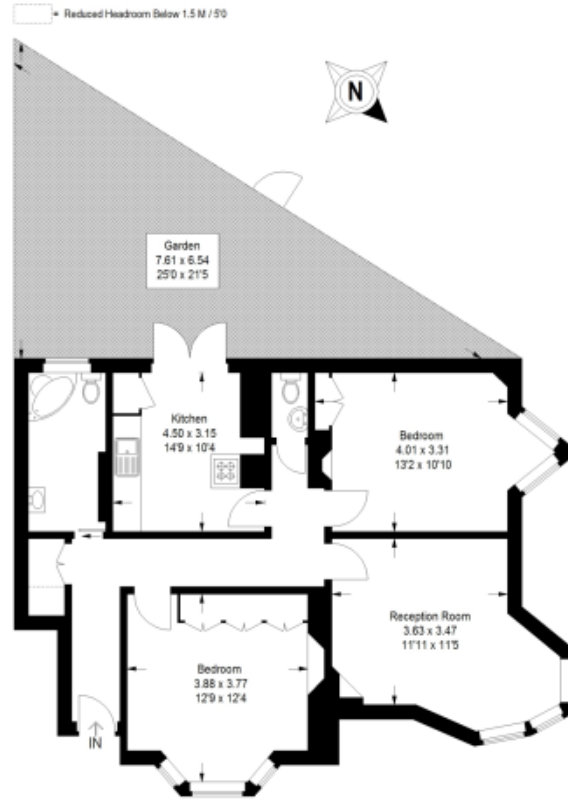
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Lydhurst Avenue SW2
 Approximate Gross Internal Area
 75.9 sq m / 817 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:745062)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk