



**The Mount**  
**Upper Clapton Road**  
**London**  
**E5 9JU**

**Offers In Excess Of £225,000**

**bettermove**

# Upper Clapton Road

London

Bettermove are proud to present this 1 bedroom 7th floor flat in London. This property is chain free.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space.

The council tax band is B.

This is a leasehold property with 122 years remaining on the lease; the ground rent is £10 per year and the service charge is £148.81 per month.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, bathroom and bedroom.

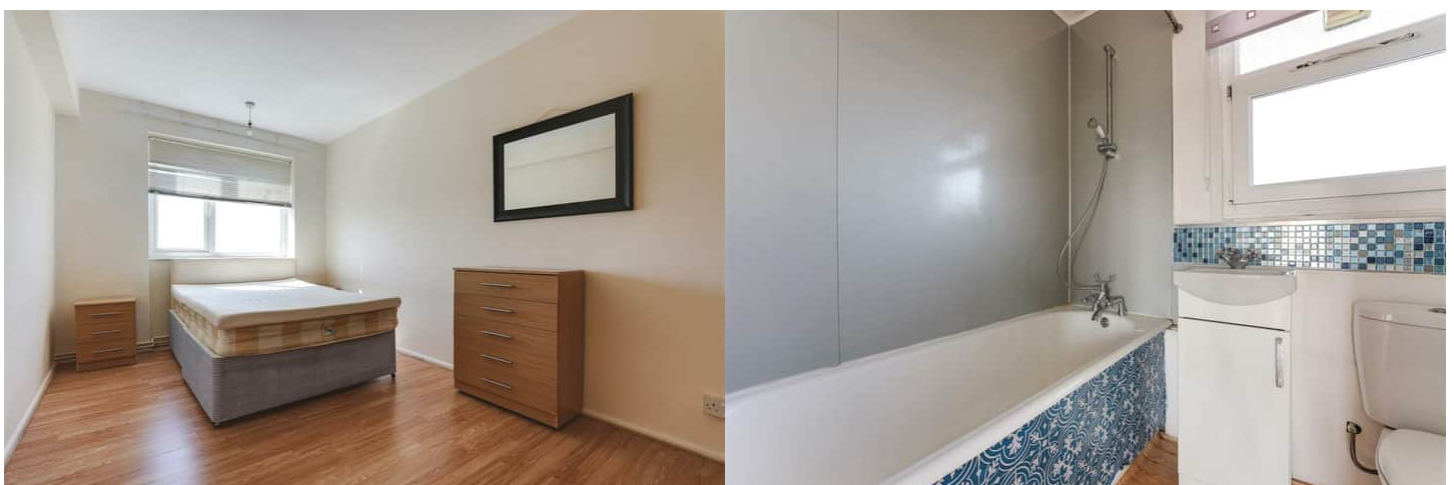
Located in the London borough of Hackney, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from Clapton Train station, the A10 and many local bus routes.

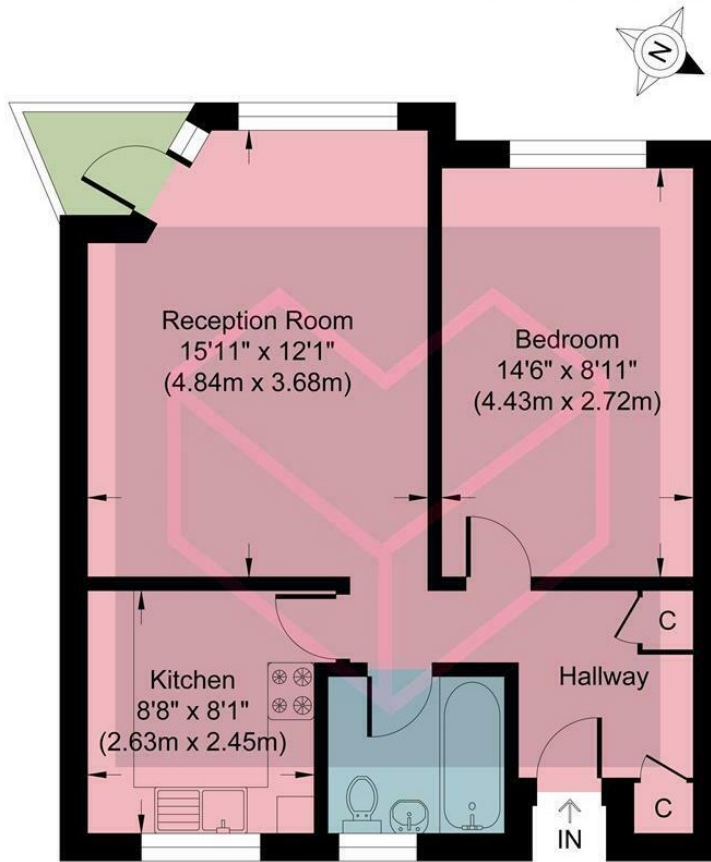
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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.







### Seventh Floor

### The Mount

Approximate Gross Internal Floor Area : 46.69 sq m / 502.56 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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](http://www.bettermove.co.uk)