



**Berkeley House
Wellington Way
London
E3 4NG**

Offers In Excess Of £199,000

bettermove

Wellington Way London

Bettermove are proud to present this 1 bedroom flat in London available with no forward chain.

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, electric heating throughout and has potential to rent an off street parking space.

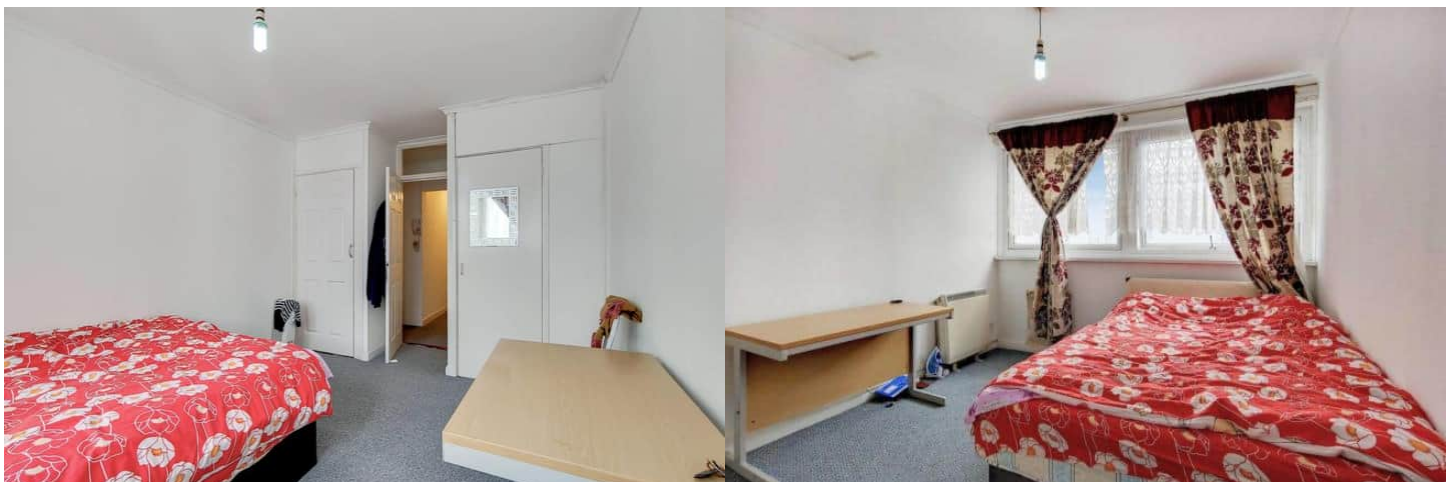
The council tax band is B.

This is a leasehold property with 125 years on the lease from 2000; the ground rent is £10pa and the service charge is approximately £1,700pa.

The interior of this property comprises a spacious living room, fitted kitchen, 1 bedroom and the bathroom.

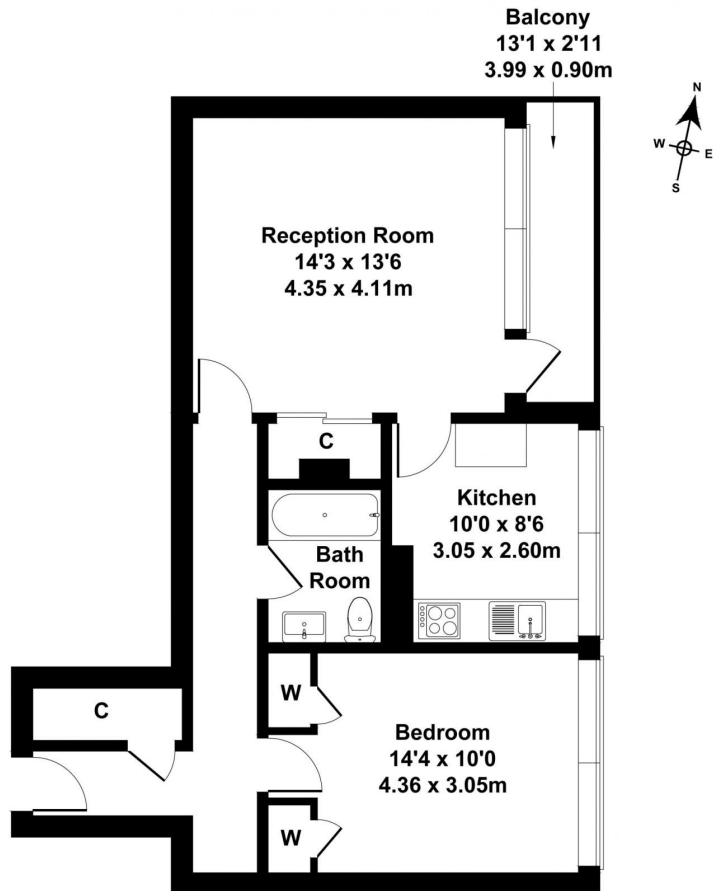
Located in London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A11, Bow Road underground station and many local bus routes.

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



56 Berkeley House

Approximate Gross Internal Area
603 sq ft - 56 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



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