



**Plaistow Park Road
London
E13**

Offers In Excess Of £235,000

bettermove

Plaistow Park Road London

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

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

This property benefits from double glazing and gas central heating throughout.

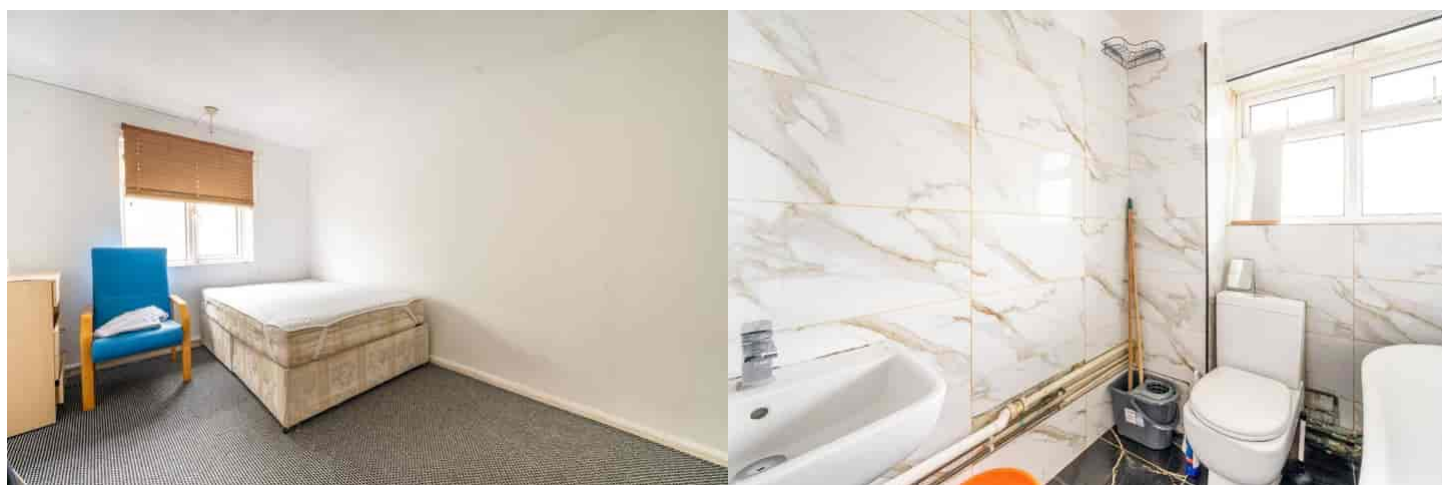
The council tax band is B.

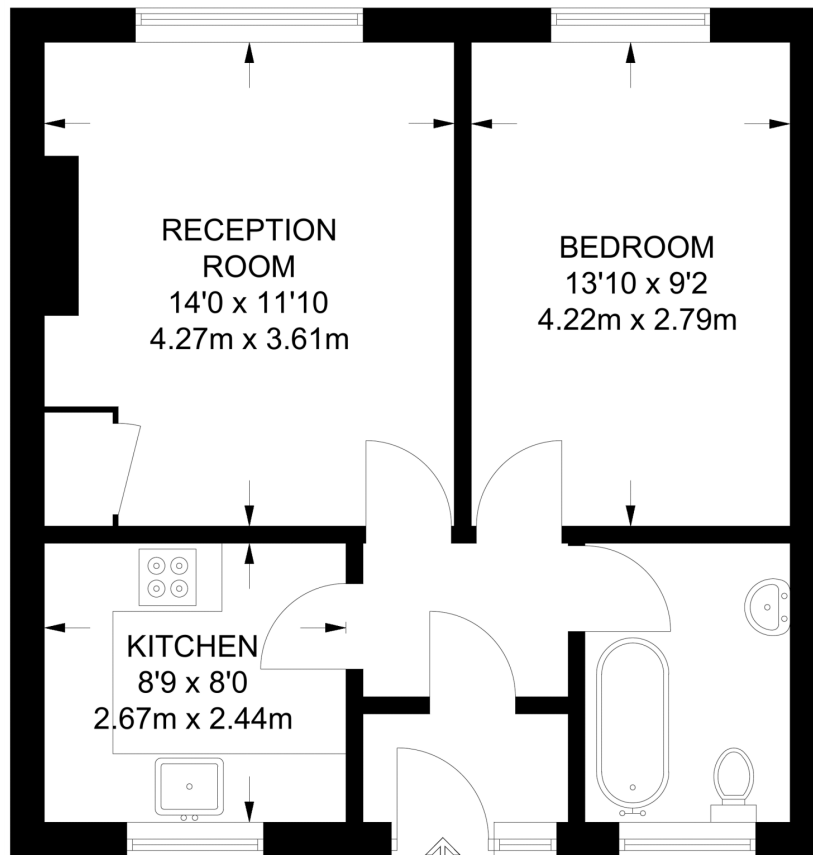
This is a leasehold property with 120 years remaining on the lease; the ground rent is £10.00 per annum and the service charge is £1,100.00 per annum.

The interior of this well presented, second floor property comprises a spacious living room, fitted kitchen, one double bedroom and a family bathroom.

Located outside the Capital City of London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from West Ham Railway Station, a variety of Underground and bus routes, and quick access to London City Airport.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.





RECEPTION
ROOM
14'0 x 11'10
4.27m x 3.61m

BEDROOM
13'10 x 9'2
4.22m x 2.79m

KITCHEN
8'9 x 8'0
2.67m x 2.44m

IN

SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
484 SQ FT / 45.0 SQ M

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A	83	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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