



Gatcombe Road
London
E16

Offers in Excess of £575,000

bettermove

Gatcombe Road London

Bettermove are proud to present this 4 bedroom terraced house 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.

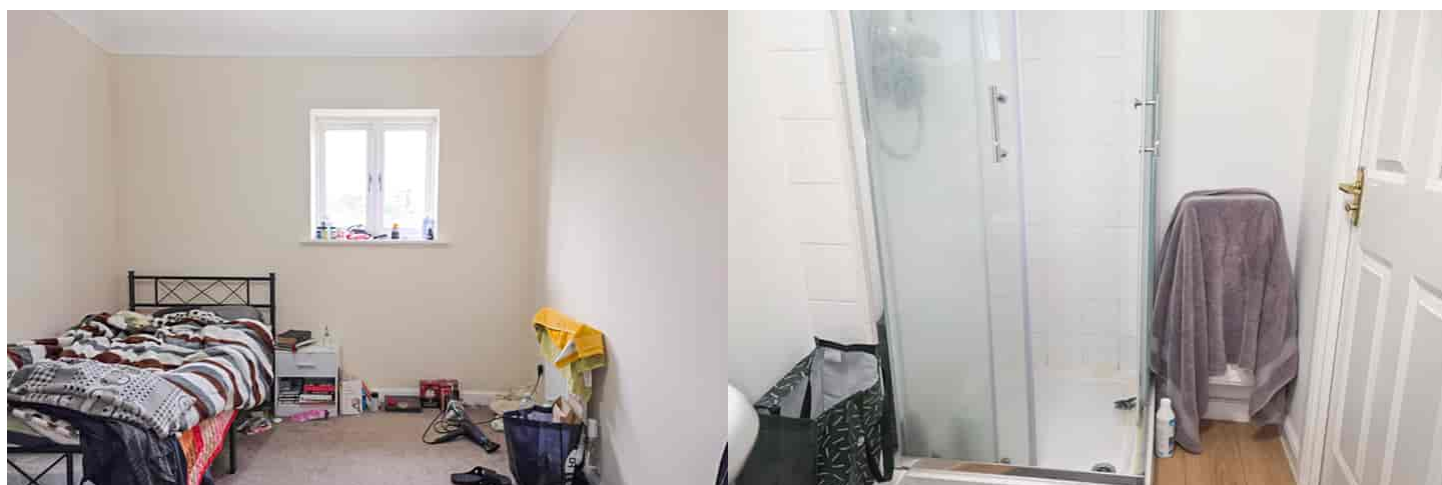
The property benefits from double glazing, gas central heating and new flooring throughout, with one allocated parking space available.

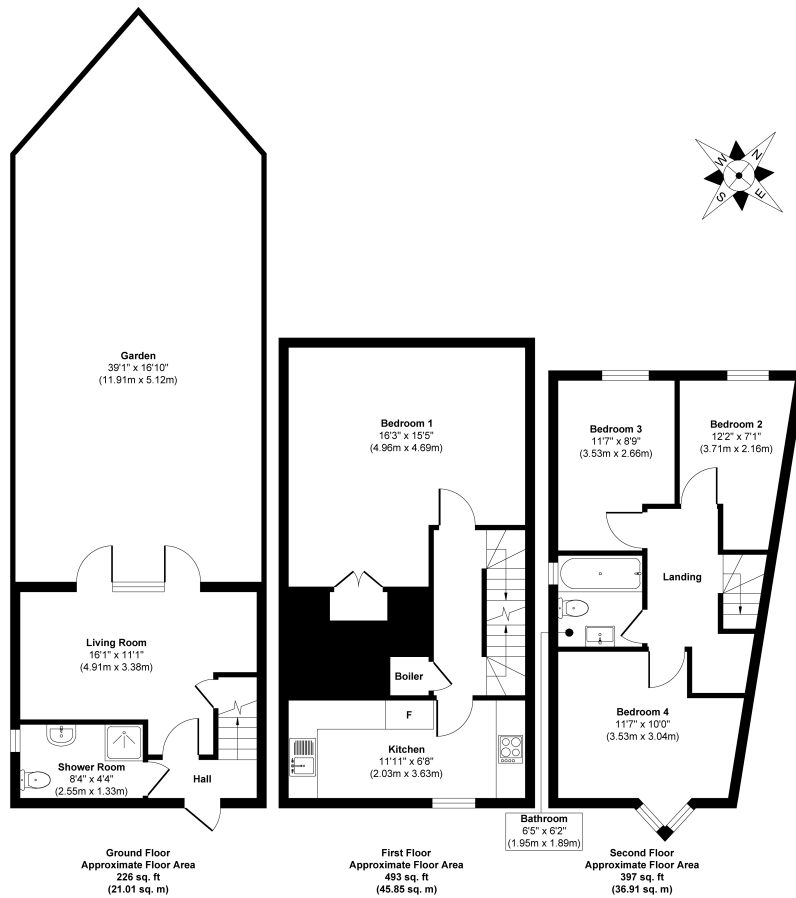
The council tax band is F.

The interior of this well presented property comprises a spacious living room and shower room on the ground floor. The first floor consists of a newly fitted kitchen, and the master bedroom, with the further three bedrooms, and a family bathroom located on the second floor. The exterior boasts a large, 36' private rear garden, mainly laid to lawn, perfect for enjoying the summer months.

Located inside Central London, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from a variety of underground and bus routes, as well as quick access to London City Airport.

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





Approx. Gross Internal Floor Area 1116 sq. ft / 103.77 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(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		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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