



Thanington Court
Restons Crescent
London
SE9

Offers In Excess Of £210,000

bettermove

Restons Crescent London

Bettermove are proud to present this 2 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.

The property benefits from double glazing, and gas central heating throughout.

The council tax band is B.

This is a leasehold property with 119 years remaining on the lease; the ground rent is £10.00 per annum, and the service charge is £1,800.00 per annum.

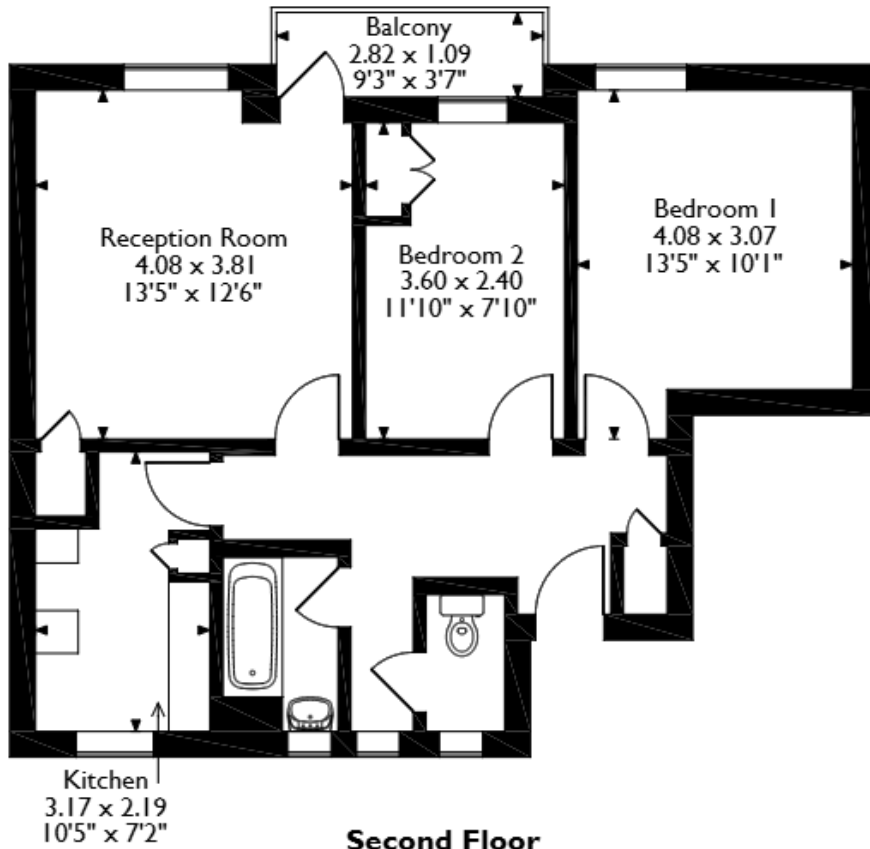
The interior of this beautifully presented, second floor property comprises a spacious living room, fitted kitchen, two double bedrooms, and a family bathroom, with separate WC. The exterior boasts a private balcony, perfect for enjoying the summer months.

Located in the popular borough of Eltham, London, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from New Eltham Train Station (1.3 miles), a variety of local bus routes, and quick access to the A2.

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



Thanington Court, Restons Crescent, London
Approximate Gross Internal Area
59 Sq M/635 Sq Ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	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 	



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