



London Road  
London  
SE23

Offers In Excess Of £310,000

bettermove

# London Road London

Bettermove are proud to present this 2 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 central heating throughout and has off street parking available via the car park.

The council tax band is B.

This is a leasehold property with 83 years remaining on the lease; the service charge is £222pcm

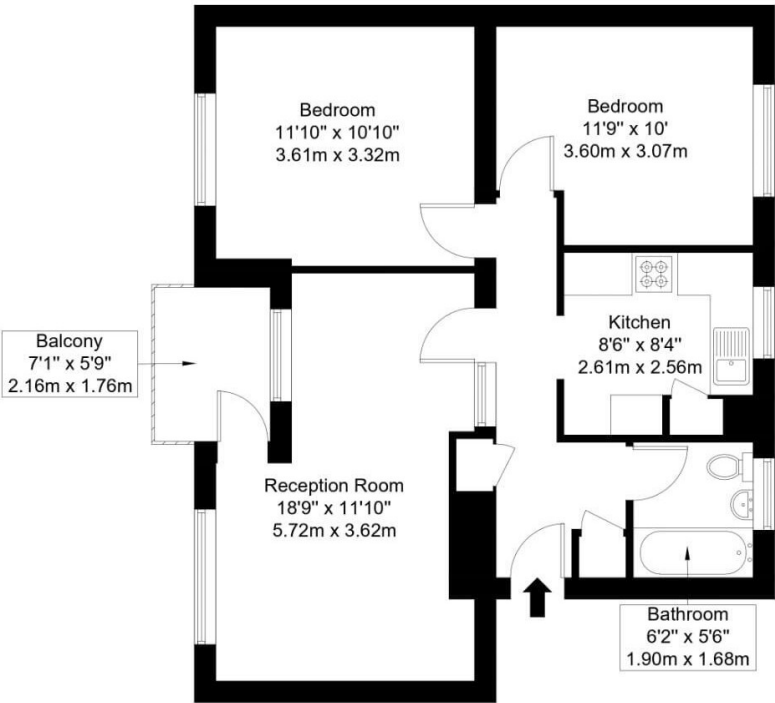
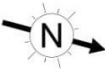
The interior of this well presented property comprises a spacious living room, dining room and fitted kitchen, as well as the 2 bedrooms and the family bathroom.

Located in the popular city of London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Forest Hill train station (0.3 miles), various bus routes and the A2.

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



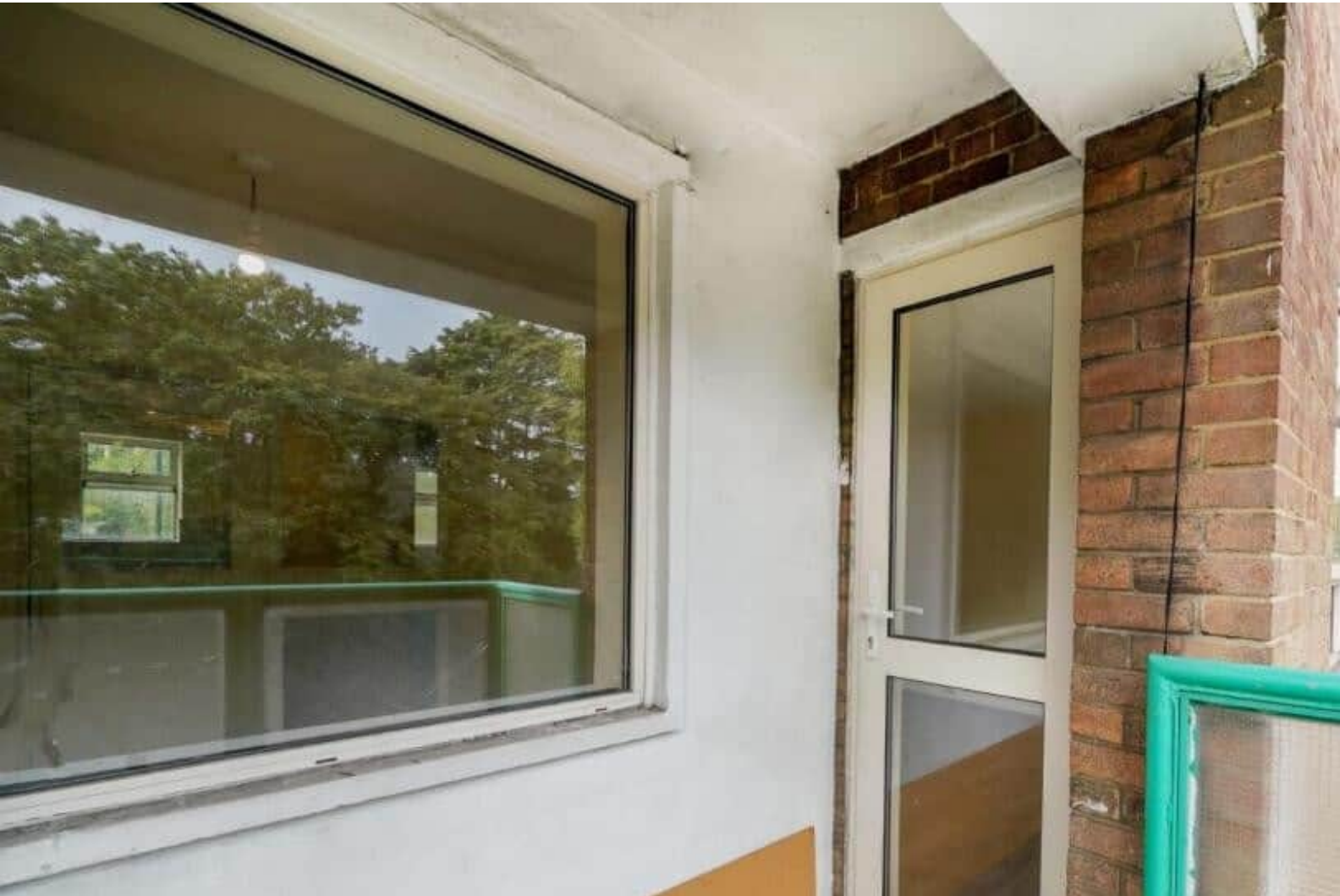
Approx Gross Internal Area = 60.5 sq m / 651 sq ft  
Balcony = 3.4 sq m / 37 sq ft  
Total = 63.9 sq m / 688 sq ft



First Floor

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) A                                     |         | 81                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 40      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92+) A   |         | 92                      |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (21-38) F   | 84      |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> 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](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)