



**Empire Reach
Dowells Street
London
SE10**

Offers In Excess Of £296,000

bettermove

Dowells Street London

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

The property benefits from double glazing, electric central heating throughout and has off street parking available via the underground car park.

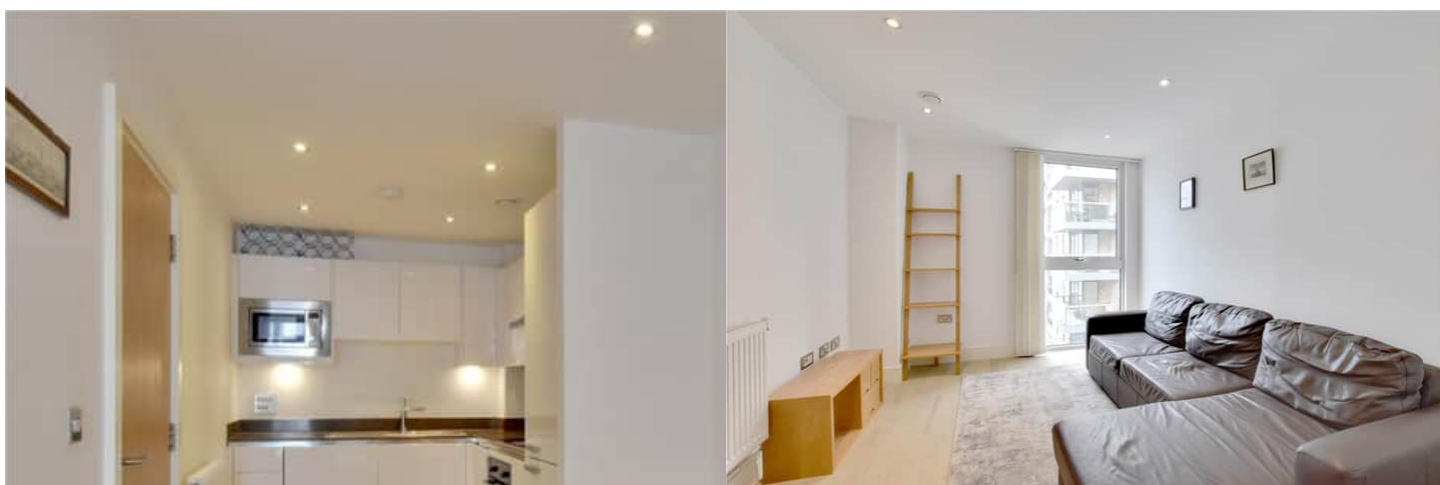
The council tax band is E.

This is a leasehold property with 982 years remaining on the lease; the ground rent is £175 half yearly and the service charge is £1,353.00 half yearly.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen, as well as the 1 bedroom and the family bathroom.

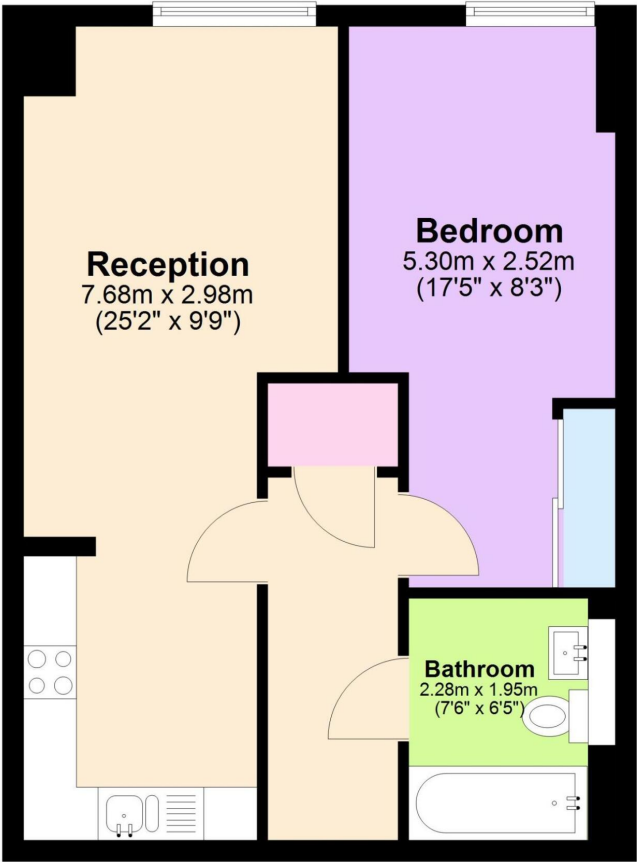
Located in the popular city of London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Greenwich Mainline, and Cutty Sark DLR line, a variety of local bus routes and close access to the A102 and M25.

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



Fourth Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 43.0 sq. metres (462.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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	91	91
(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