



**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.

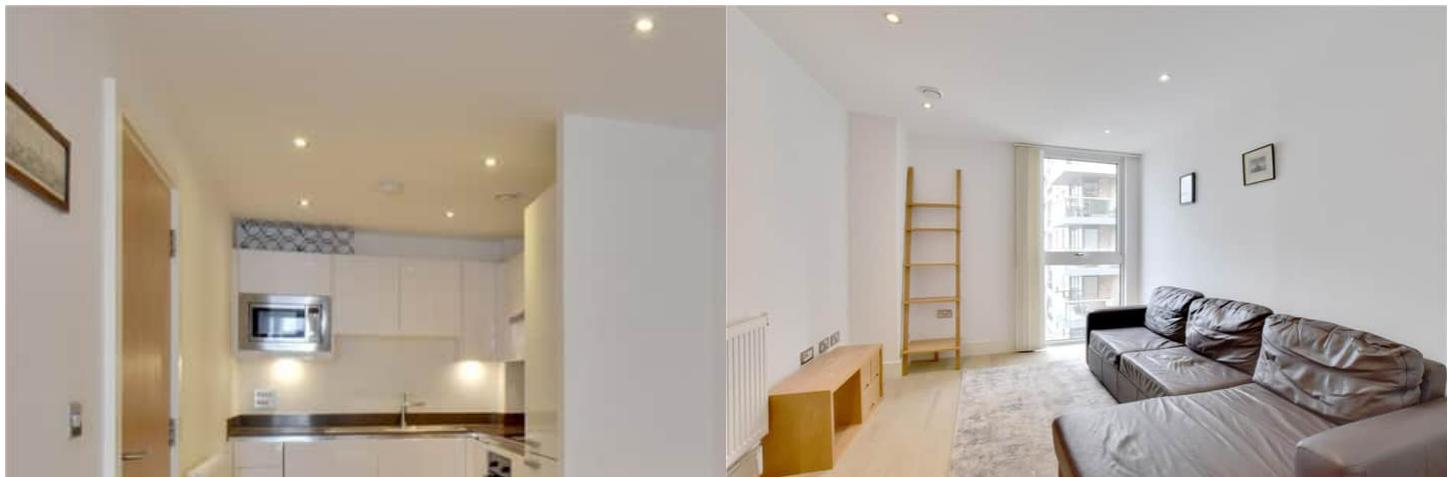
The council tax band is E.

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.

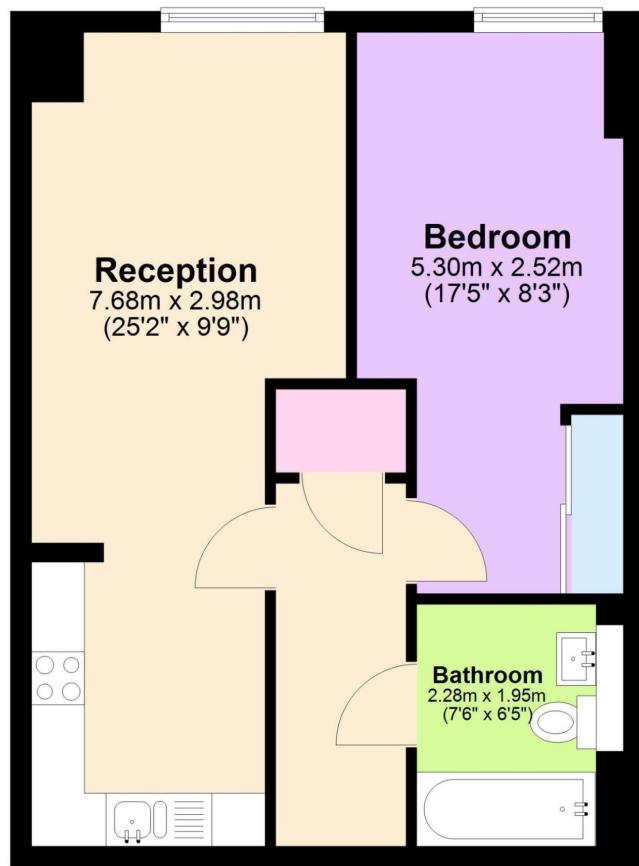
Located in the popular city of London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Greenwich Mainline, and Cutty Sark DLR line, a variety of local bus routes and close access to the A102 and M25.

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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