



**Winchester Close
London
E6**

Offers in Excess of £161,000

bettermove 

Winchester Close

London

Bettermove are proud to present this 1 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, and electric heating throughout, with one parking space available.

The council tax band is D.

This is a leasehold property with 99 years remaining on the lease; the ground rent is £400.00 per annum, and the service charge is £1,000.00 per annum.

The interior of this well presented, ground floor property comprises a spacious living room, fitted kitchen, one double bedroom and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located just outside 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 Beckton Park DLR station, giving connections to the Elizabeth Line, a variety of local bus routes, and quick access to London City Airport.

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(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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