



**63 Engleheart Road
London
SE6 2HN**

Offers in Excess of £235,000

bettermove 

Engleheart Road

London

Bettermove are proud to present this 1 bedroom Ground Floor Flat, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available. The council tax band is B.

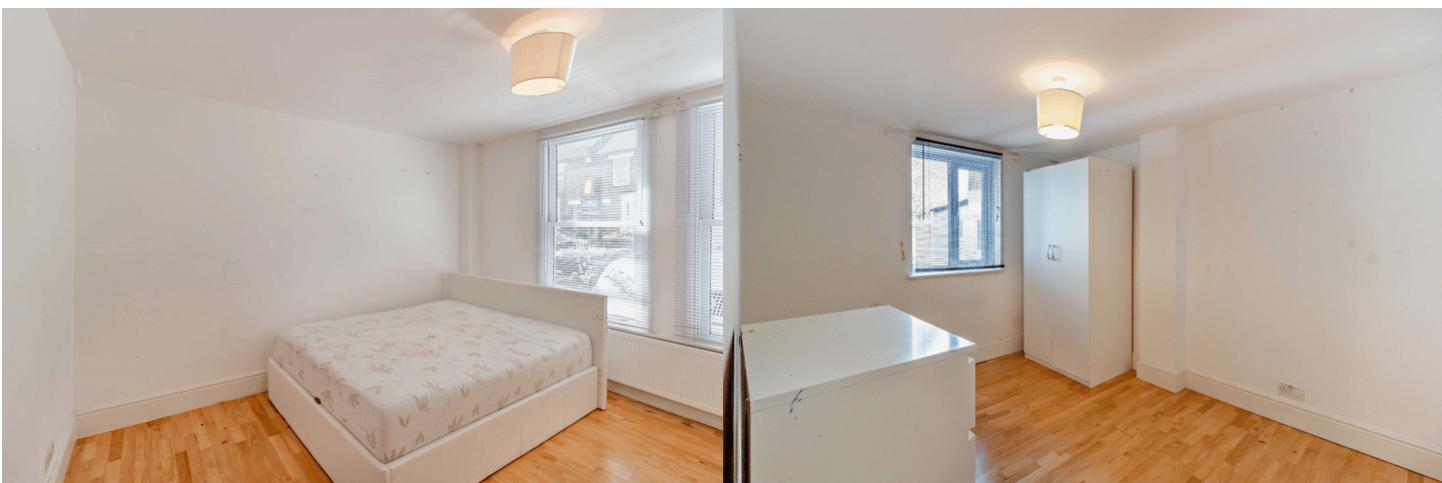
The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 154 years remaining on the lease; there are no ground rent & service charge fees, the building insurance is £450 per annum.

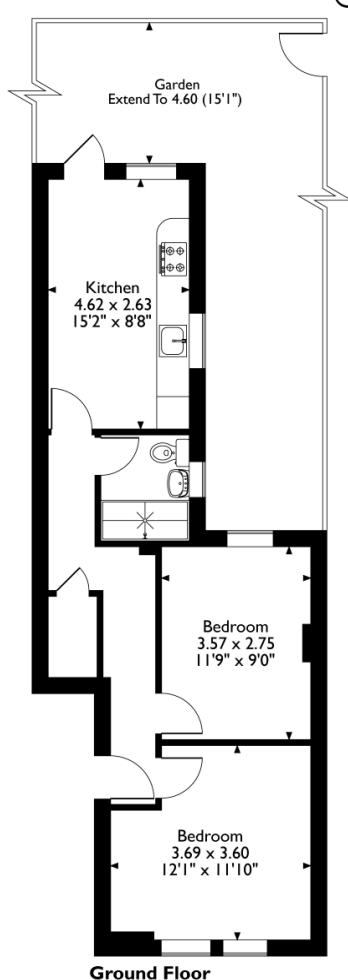
The interior of this property comprises a spacious living room, double bedroom, the family bathroom and the fitted kitchen situated across the ground floor. The property also benefits from a private rear garden, ideal for enjoying the summer months.

Located in the popular residential area within the heart of London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Approximate Gross Internal Area
47 Sq M/506 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. No planning permission is required.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(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		79
(55-68) D	67	
(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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