



**The Haven  
Green Road  
London  
N14**

**Offers In Excess Of £234,000**

**bettermove**

# Green Road 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, gas central heating throughout and has off street parking available.

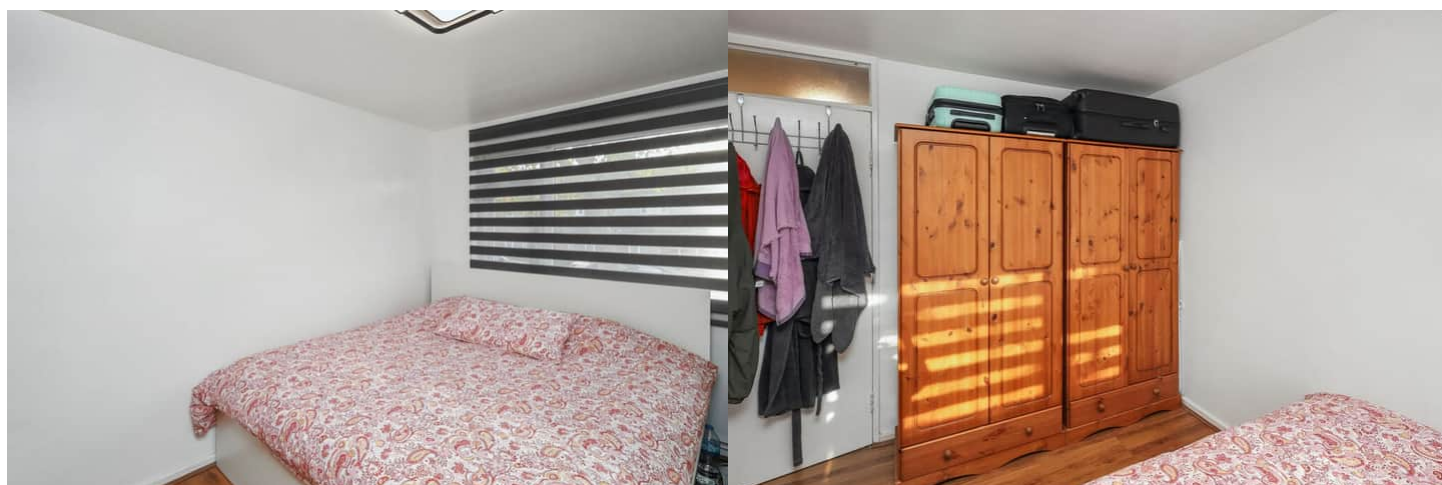
The council tax band is B.

This is a leasehold property with 91 years remaining on the lease; the ground rent is £10pa and the service charge is £1,100pa.

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

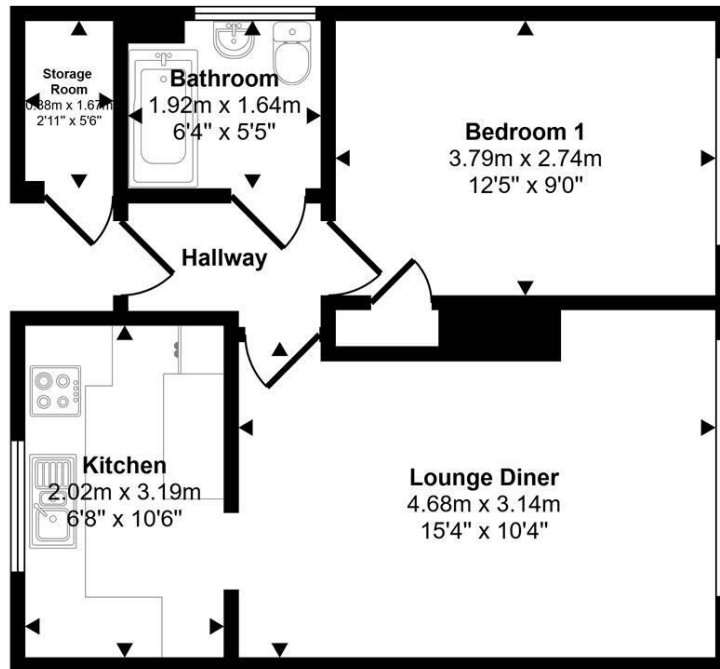
Located in the popular city of London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Oakleigh Park train station and Oakwood Underground which has access to the Piccadilly line, various bus routes and the M1 and M25.

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





Approx Gross Internal Area  
41 sq m / 445 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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