



**Hensford Gardens
London
SE26**

Offers In Excess Of £336,000

bettermove 

Hensford Gardens

London

Bettermove are proud to present this 3 bedroom flat in London. Available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated space.

The council tax band is C.

This is a leasehold property with 91 years remaining on the lease; the ground rent and service charge is £170pcm.

The interior of this well presented property comprises a spacious living and dining area and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms 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 Sydenham train station (0.5 miles), various bus routes and the A23.

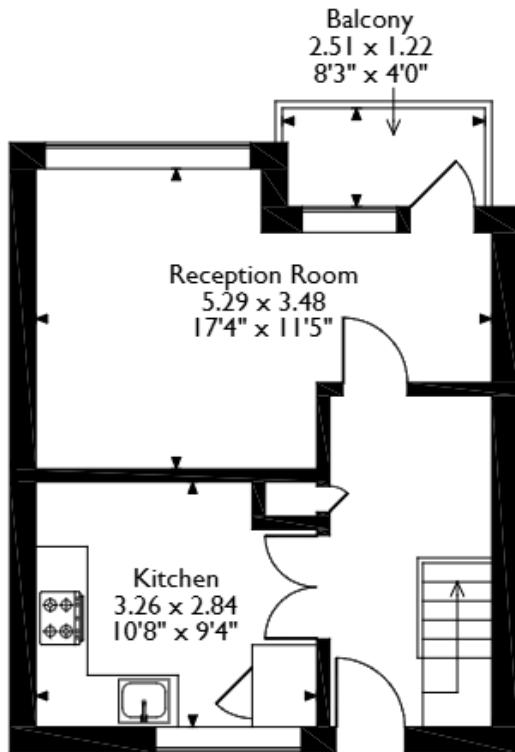
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



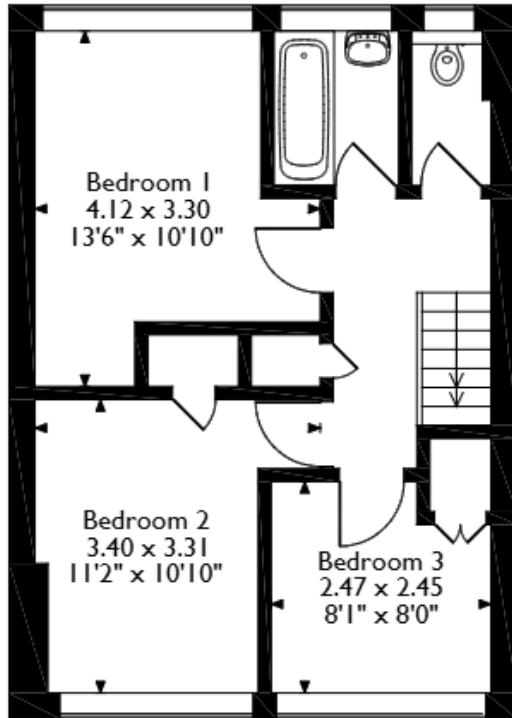
Hensford Gardens, London

Approximate Gross Internal Area

73 Sq M/785 Sq Ft



Second Floor



Third 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. Unauthorized reproduction is prohibited.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	80
(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	73	81
(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	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk