



**Woodmere Court
Avenue Road
London
N14**

Offers In Excess Of £110,000

bettermove 

Avenue Road London

Bettermove are proud to present this 1 bedroom retirement 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 an allocated space.

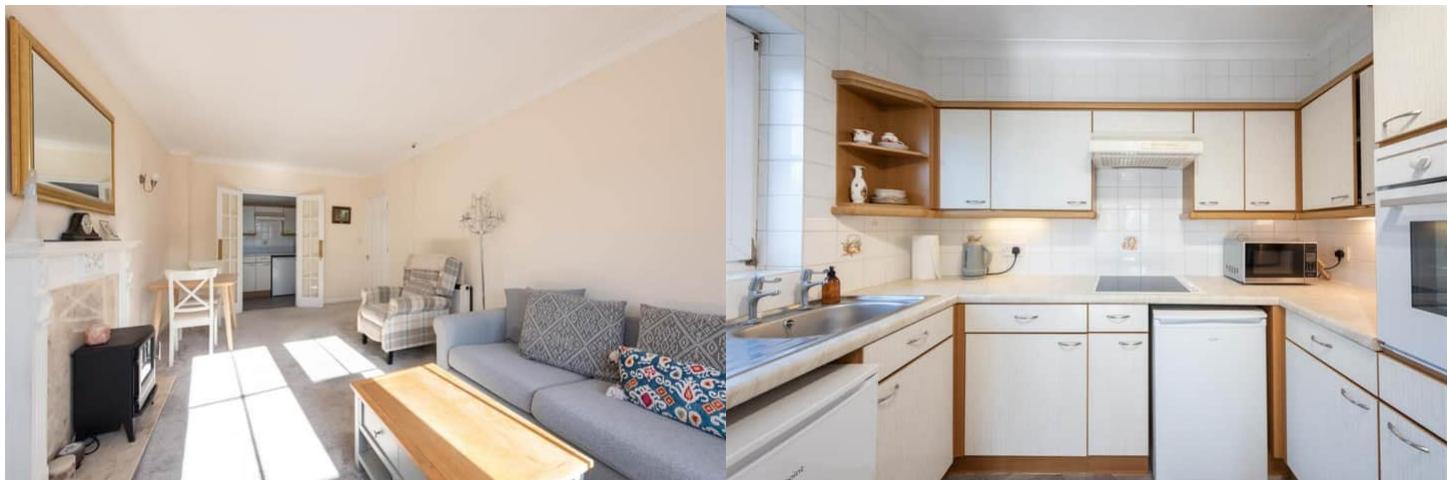
The council tax band is D.

This is a leasehold property with 90 years remaining on the lease; the ground rent is £500pa and the service charge is £3,000pa.

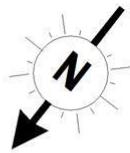
The interior of this beautifully presented property comprises a spacious living and dining area and fitted kitchen, as well as the 1 bedroom and the family bathroom.

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, various bus routes and the M25.

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



WOODMERE COURT,
AVENUE ROAD, N14
Approx. Gross Internal Area
499 Sq Ft - 46.36 Sq M



SECOND FLOOR

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(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	59	63
(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