



**Haslam Court  
Waterfall Road  
London  
N11**

**Offers in Excess of £281,000**

**bettermove** 

# Waterfall Road

## London

Bettermove are proud to present this 2 bedroom flat in London, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is C.

This is a leasehold property with 48 years remaining on the lease; the ground rent is £30.00 per annum, and the service charge is £1,700.00 per annum.

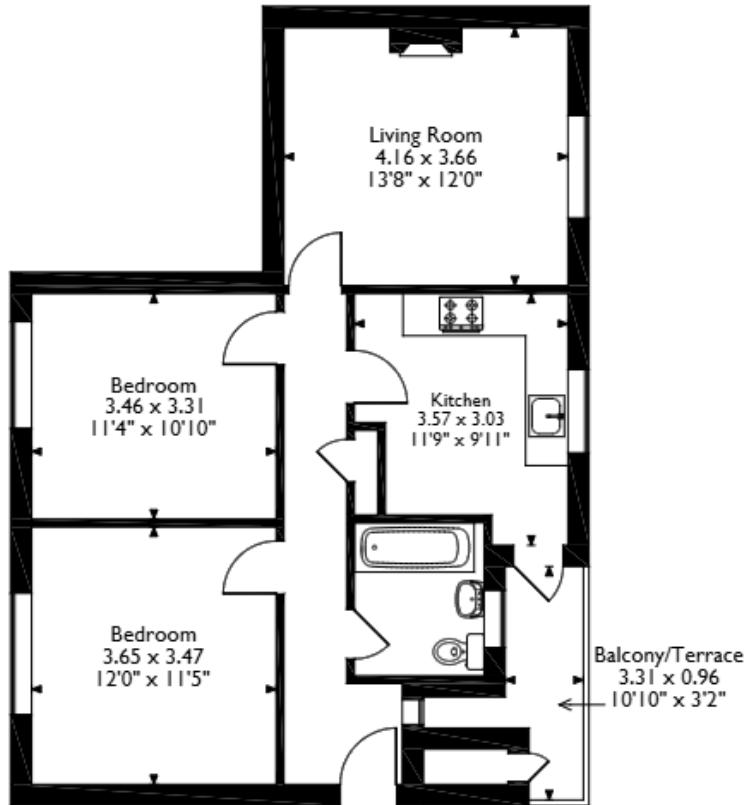
The interior of this well presented property comprises a spacious living room, fitted kitchen, two double bedrooms, and a family bathroom on the ground floor. The exterior boasts a private balcony, perfect for enjoying the summer months.

Located in the popular suburb of Arnos Grove, London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Arnos Grove Underground Station, a variety of local bus routes, and quick access to the M1, and M25.

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



Haslam Court, Waterfall Road, London  
 Approximate Gross Internal Area  
 63 Sq M/678 Sq Ft



**Ground Floor Flat**

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
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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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