



**22 Courtenay Mews  
London  
E17**

**Offers in Excess of £190,000**

**bettermove**

# 22 Courtenay Mews London

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

This is currently a tenanted property, 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, and gas central heating throughout, with on street, permit parking available.

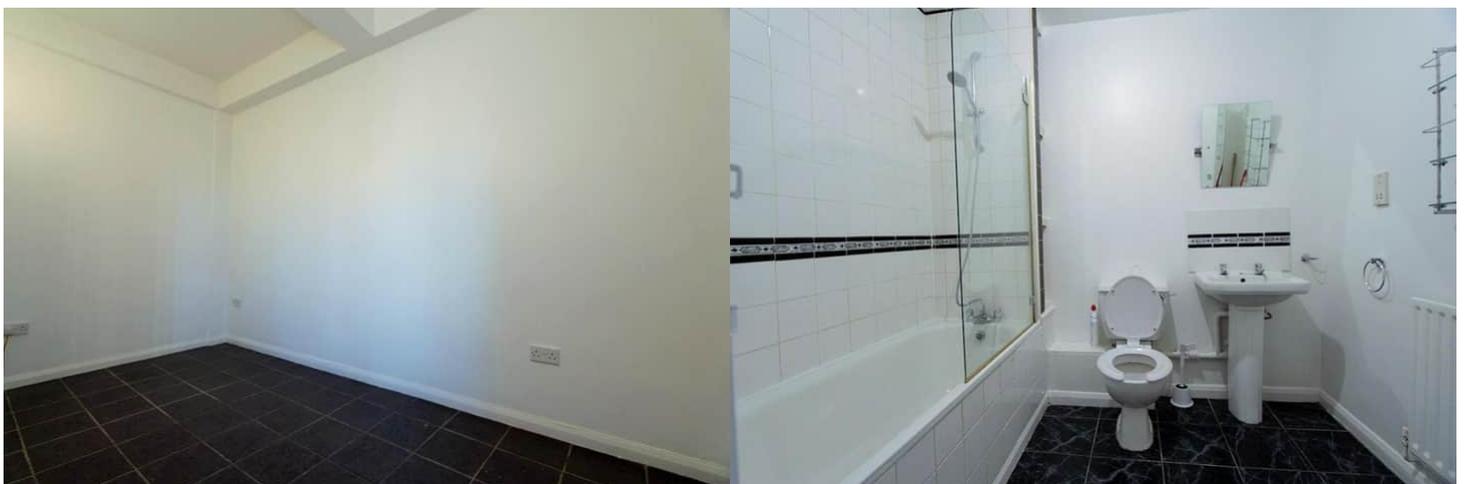
The council tax band is B.

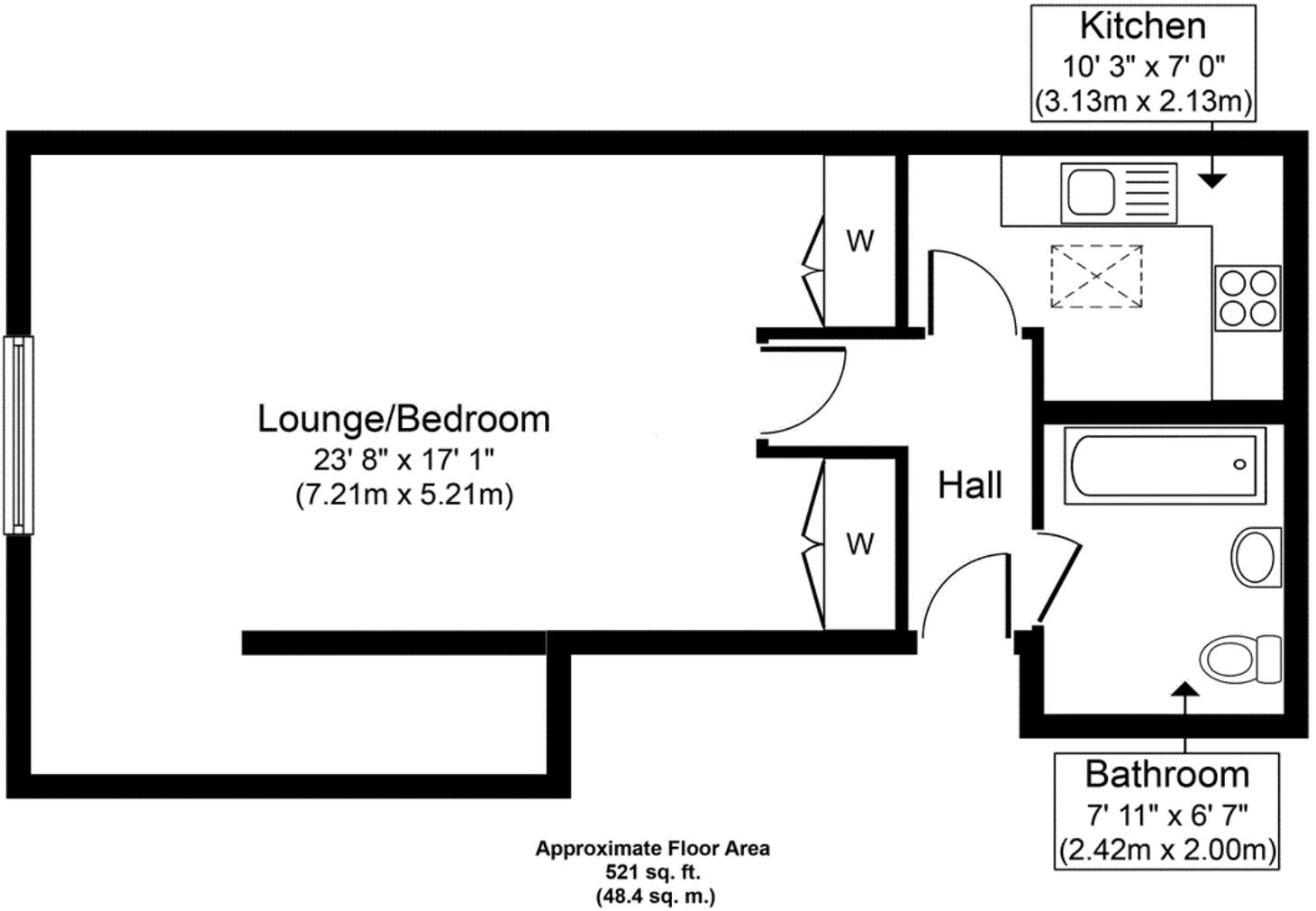
This is a leasehold property with 100 years remaining on the lease; the ground rent is £250.00 per annum, and there is a building insurance charge of £300.00 per annum.

The interior of this well presented, first floor property comprises a living/bedroom area, fitted kitchen, and a family bathroom.

Located just outside the popular city of London, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from St James Street, and Walthamstow Queen's Road Stations, a variety of local bus routes, and quick access to the M11.

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

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