



**82 Alexandra Road
London
E17 8EB**

Offers In Excess Of £225,000

bettermove

Alexandra 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, and gas central heating throughout, with off street parking available via the car park.

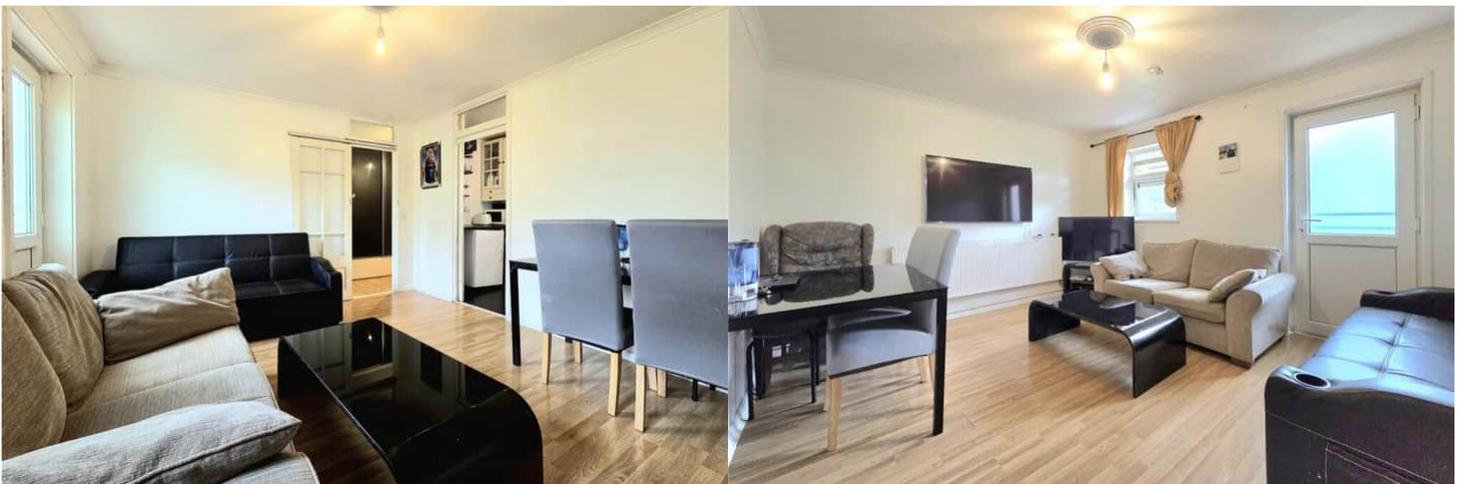
The council tax band is B.

This is a leasehold property with 89 years remaining on the lease; the ground rent is £1,400pcm and the service charge is £10pa.

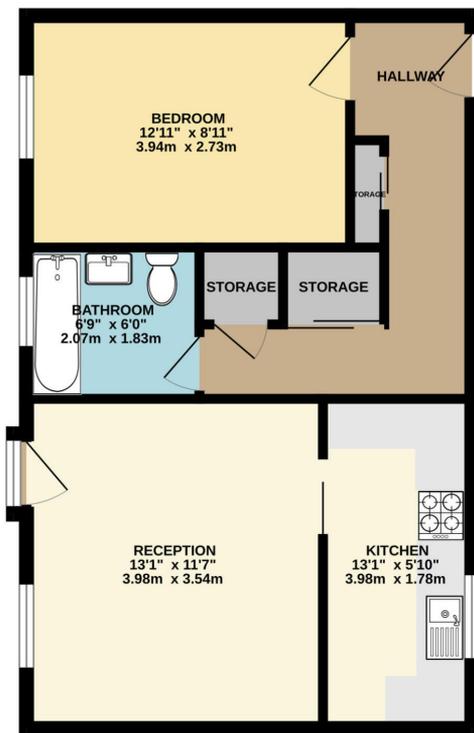
The interior of this beautifully presented property comprises a spacious living and dining area and fitted kitchen, and the 1 bedroom and the family bathroom.

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 Lea Bridge train station (1.0 miles) and St James Street overground (0.9 miles), various bus routes and the A12 and M11.

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



FIRST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA - 495 sq.ft. (46.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	77
(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 (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	76	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	



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