



**7 Coleridge Road
London
N4**

Offers in Excess of £465,000

bettermove

Coleridge 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 on street, permit parking available.

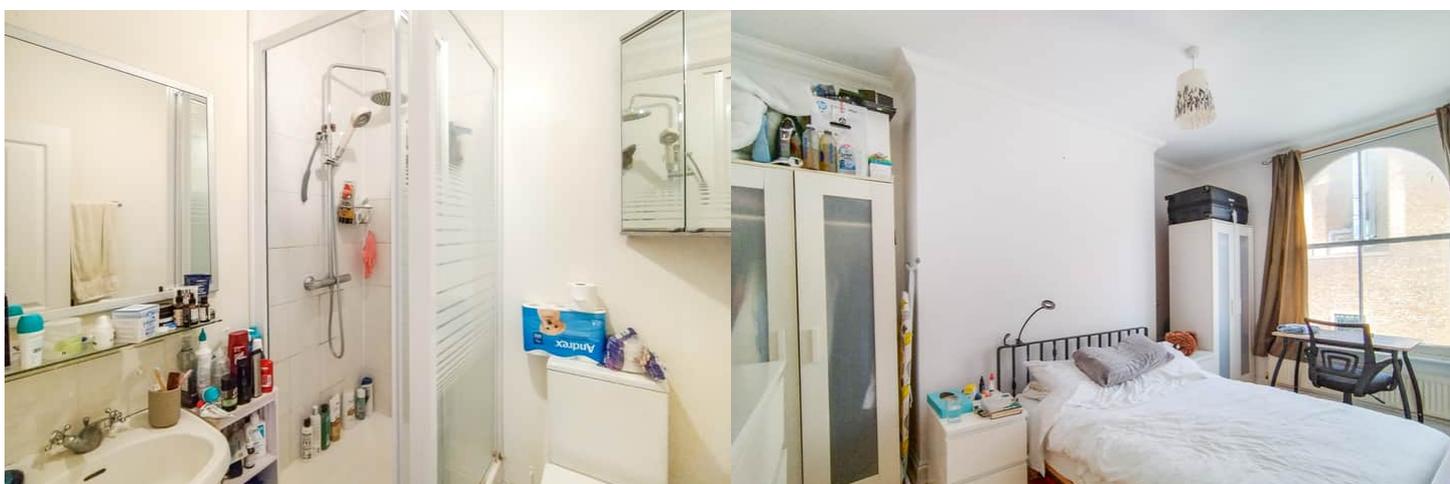
The council tax band is D.

This is a leasehold property with 98 years remaining on the lease; the ground rent is £100.00 per annum, and the service charge is £1,200.00 per annum.

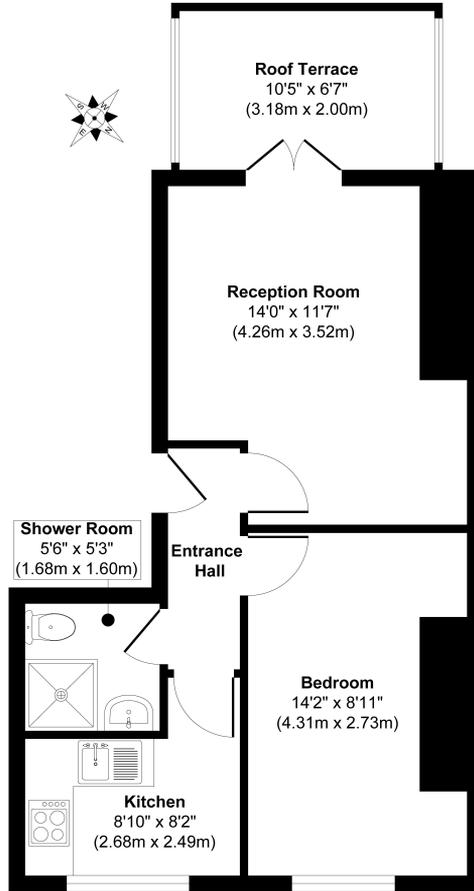
The interior of this well presented, second floor property comprises a spacious living room, fitted kitchen, one double bedroom, and a shower room. The property also benefits from a private balcony, perfect for enjoying the summer months.

Located in the Finsbury Park area of North London, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Finsbury Park Station, giving train, and underground links, a variety of local bus routes, and quick access to the A1.

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



N4 3NY - Flat C, 7 Coleridge Road, London



Second Floor

Approx. Gross Internal Floor Area 414 sq. ft / 38.42 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	65
(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		
(55-68) D	59	64
(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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