



**17, Valiant House  
Albion Way  
London  
E6**

**Offers in Excess of £365,000**

**bettermove**

# Albion Way London

Bettermove are proud to present this 2 bedroom apartment in London.

This property benefits from double glazing, and electric heating throughout, with on street, permit parking available nearby.

The council tax band is C.

This is a leasehold property with 118 years remaining on the lease; the ground rent is £100.00 per annum, and the service charge is £329.00 per month.

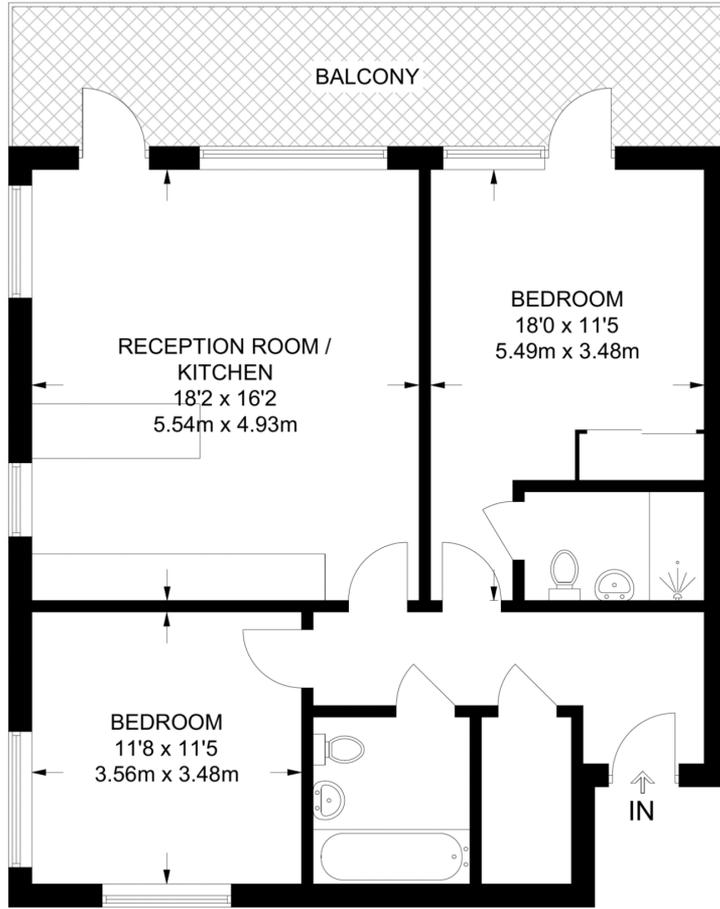
The interior of this beautifully presented, third floor property, comprises a spacious, open-plan living/kitchen area, two double bedrooms, with the master bedroom benefitting from a private en-suite, alongside the family bathroom. The property also benefits from lift access to all floors, communal gardens, and a private balcony, accessible via the master bedroom, and living room, perfect for enjoying the summer months.

Located popular London borough of Newham, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Upton Park Underground Station, a variety of local bus routes, and quick access to the A12.

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



APPROXIMATE FLOOR AREA = 828 SQ FT / 76.9 SQ M



THIRD FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</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>		
<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>	<b>95</b>	<b>95</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>		
<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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