



Henniker Point
Leytonstone Road
London
E15

Offers in Excess of £310,000

bettermove

Leytonstone 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 electric heating throughout, with one allocated parking space available.

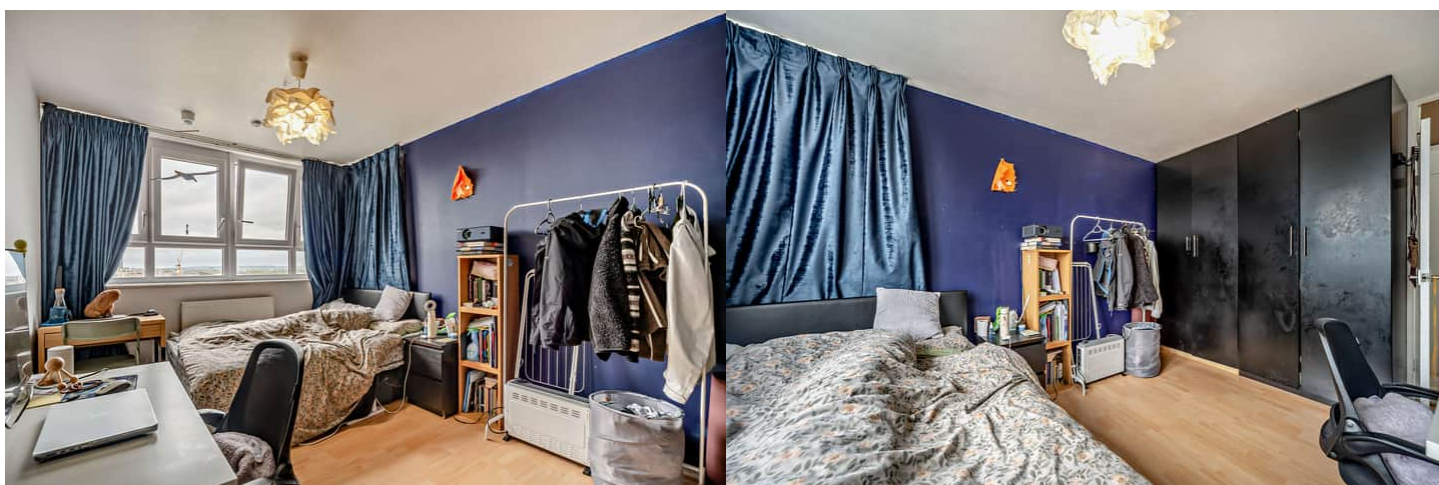
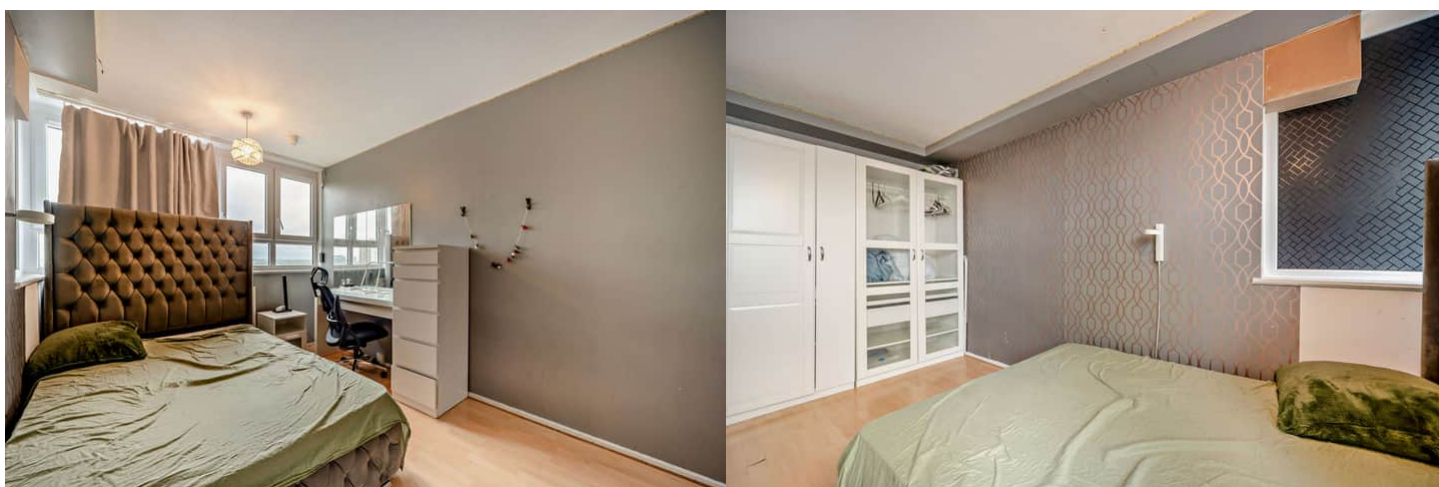
The council tax band is B.

This is a leasehold property with 115 years remaining on the lease; the ground rent is £10.00 per annum, and the service charge is £3,000.00 per annum.

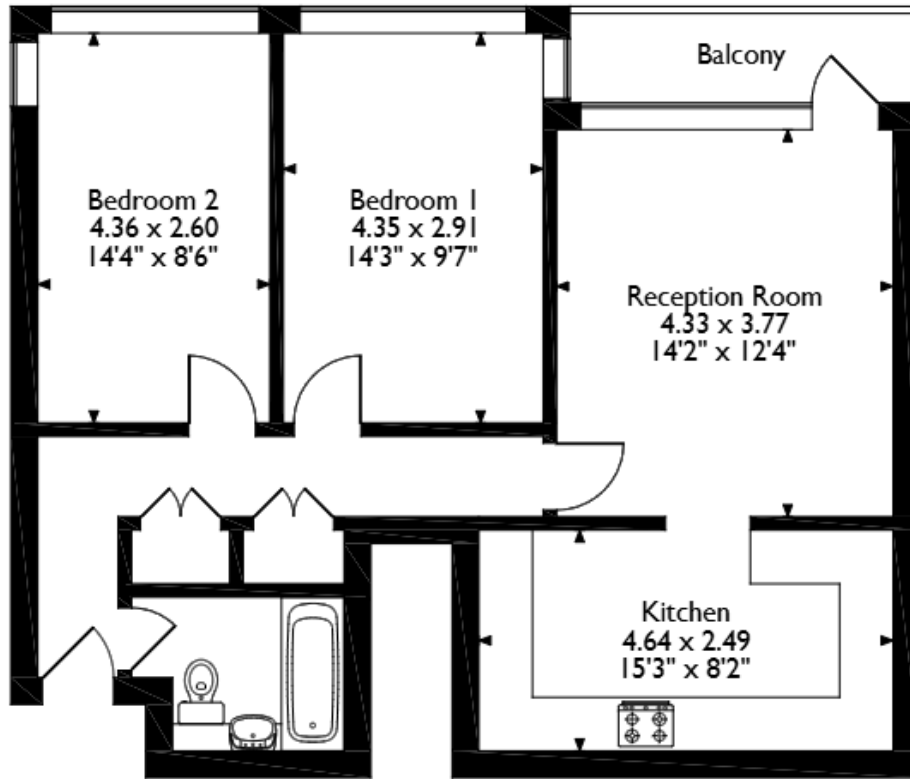
The interior of this beautifully presented, 13th floor property, comprises a spacious living room, fitted kitchen, two double bedrooms, and a family bathroom. The property further benefits from lift access, and a private balcony, perfect for enjoying the summer months.

Located in the popular suburb of Stratford, London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Stratford International Station, Maryland Station, a variety of local bus routes, and quick access to the A12, leading to the M25.

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



Henniker Point, Flat Leytonstone Road, London
 Approximate Gross Internal Area
 67 Sq M/721 Sq Ft



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	81	81
(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	84	84
(69-80) C		
(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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