



**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.

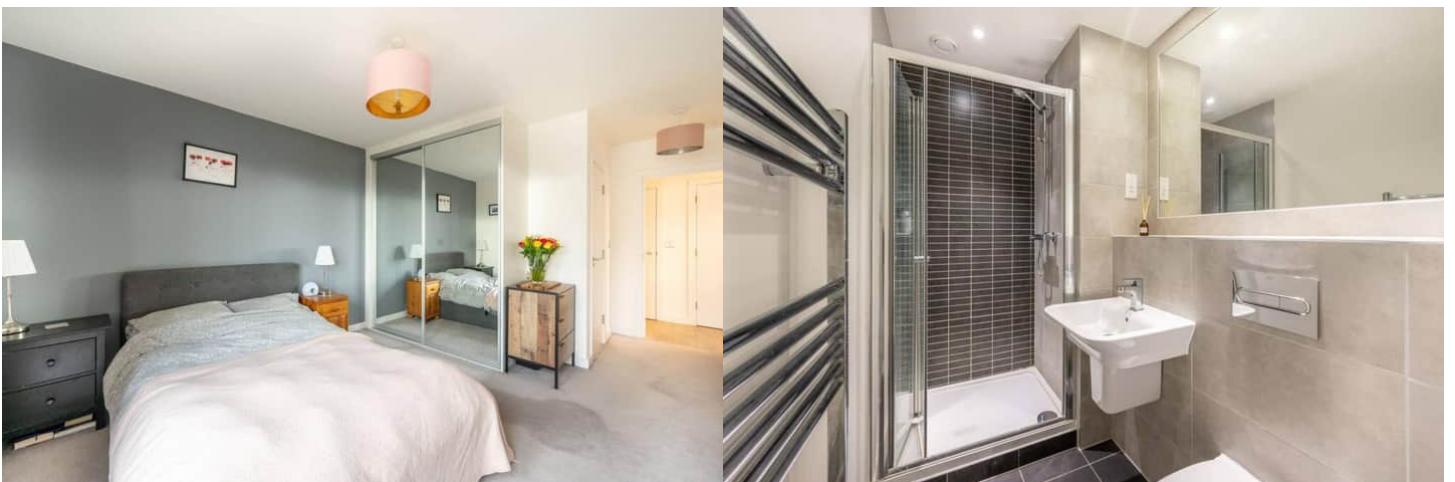
The council tax band is C.

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.

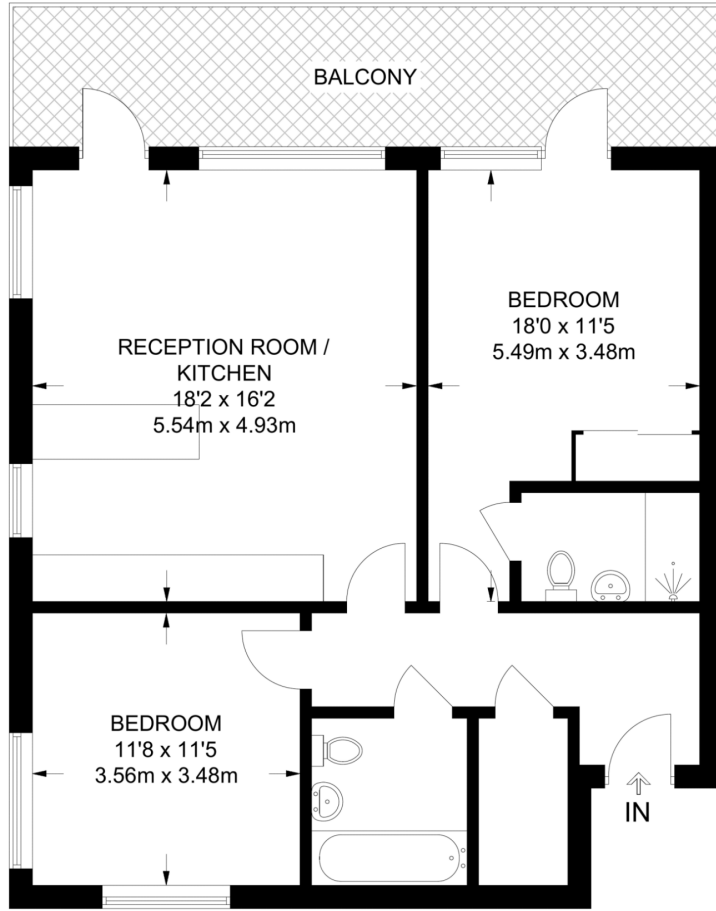
The interior of this beautifully presented, third floor property, comprises a spacious, open-plan living/kitchen area, two double bedrooms, with the master bedroom benefitting from a private en-suite, alongside the family bathroom. The property also benefits from lift access to all floors, communal gardens, 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+) A		
(81-91) B	87	87
(69-80) C		
(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	95	95
(81-91) B		
(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 



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk