



**Hertford Court  
Vicarage Lane  
London  
E6**

**Offers In Excess Of £190,000**

**bettermove**

# Vicarage Lane London

Bettermove are proud to present this 1 bedroom flat in London. Available with no forward chain.

The property benefits from double glazing, and electric central heating throughout, with off street parking available via the allocated parking.

The council tax band is B.

This is a leasehold property with 85 years remaining on the lease; the ground rent is £100pa and the service charge is £1,800pa.

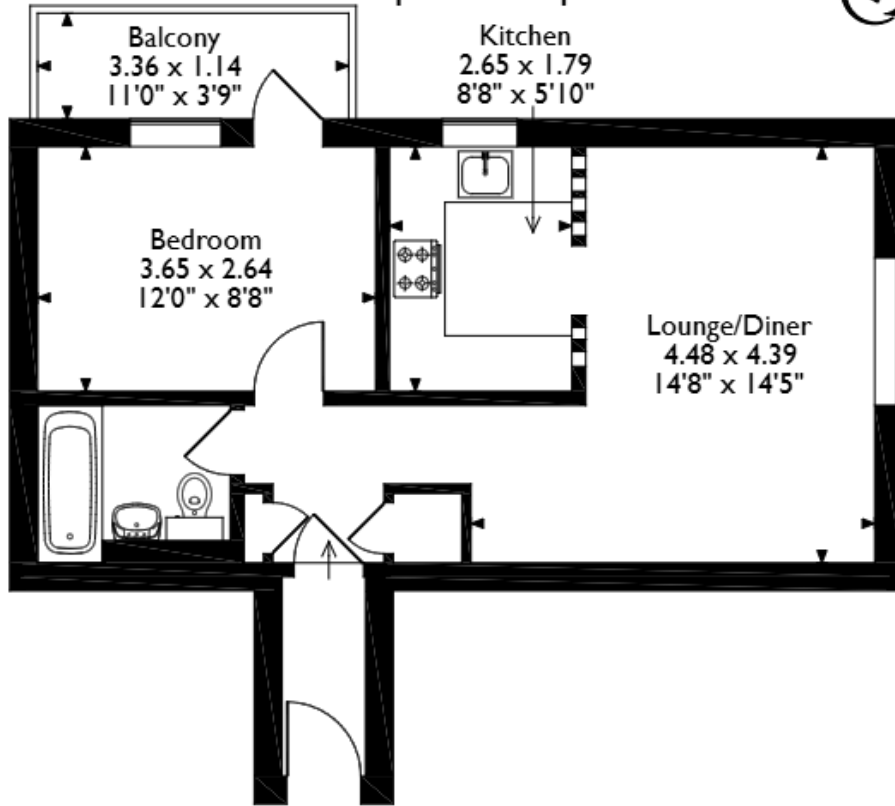
The interior of this well presented property comprises a spacious living and dining area and fitted kitchen, as well as the 1 bedroom and the family bathroom. The exterior boasts a private balcony, perfect for enjoying the summer months.

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 Beckton train station (0.8 miles), variety of bus routes and the A13.

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



Hertford Court, Vicarage Lane, London  
 Approximate Gross Internal Area  
 43 Sq M/463 Sq Ft



**Second Floor**

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+) <b>A</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 energy efficient - higher running costs</i>		
	69	77
<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>		
(81-91) <b>B</b>	87	90
(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>		
	87	90
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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