



**Egerton Court
Hainault Road
London
E11**

Offers In Excess Of £235,000

bettermove

Hainault Road 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.

The council tax band is B.

This is a leasehold property with 61 years remaining on the lease; the ground rent is £800pa and the service charge is £50pa.

The interior of this beautifully presented property comprises a spacious living and dining area and fitted kitchen, as well as the 1 bedroom and the family bathroom.

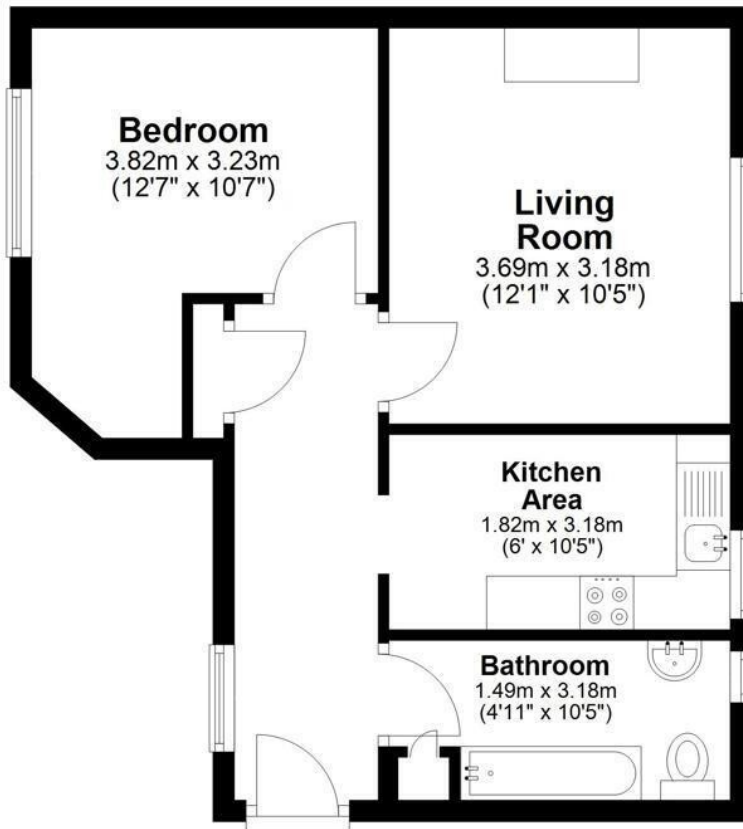
Located in the popular city of London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Leyton Midland Road train station (0.4 miles), variety of bus stops and the M11.

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



Third Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



Total area: approx. 39.9 sq. metres (429.4 sq. feet)

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