



**Colefax Building
Plumbers Row
London
E1**

Offers In Excess Of £265,000

bettermove

Plumbers Row

London

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

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove

This property benefits from double glazing, and electric central heating throughout.

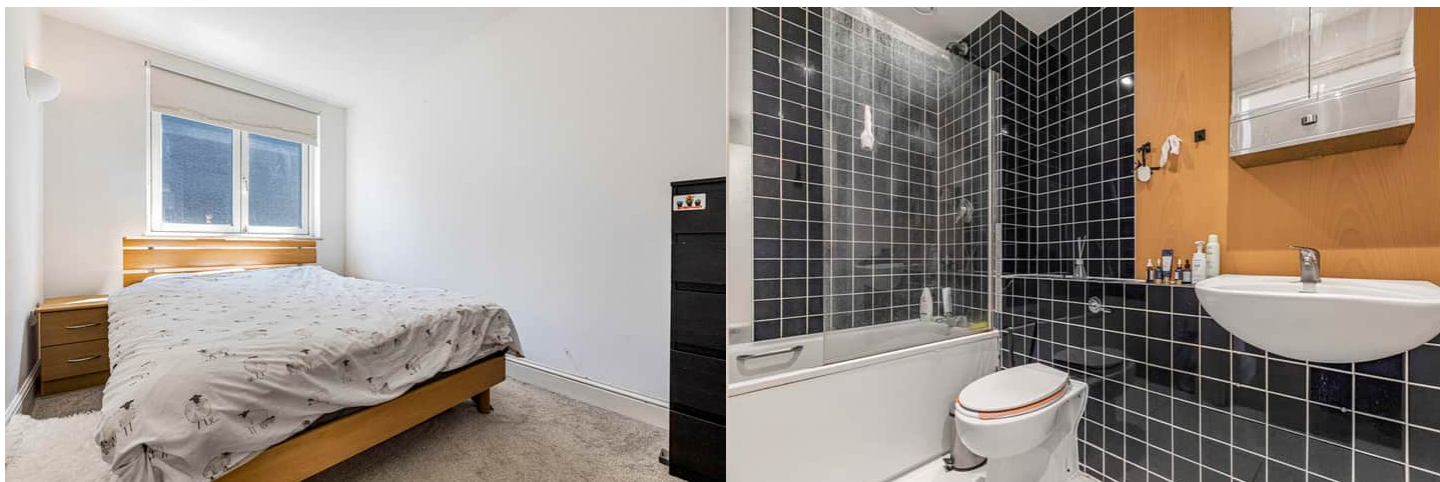
The council tax band is C.

This is a leasehold property with 900 years remaining on the lease; the ground rent is £250pa and the service charge is £1,500pa.

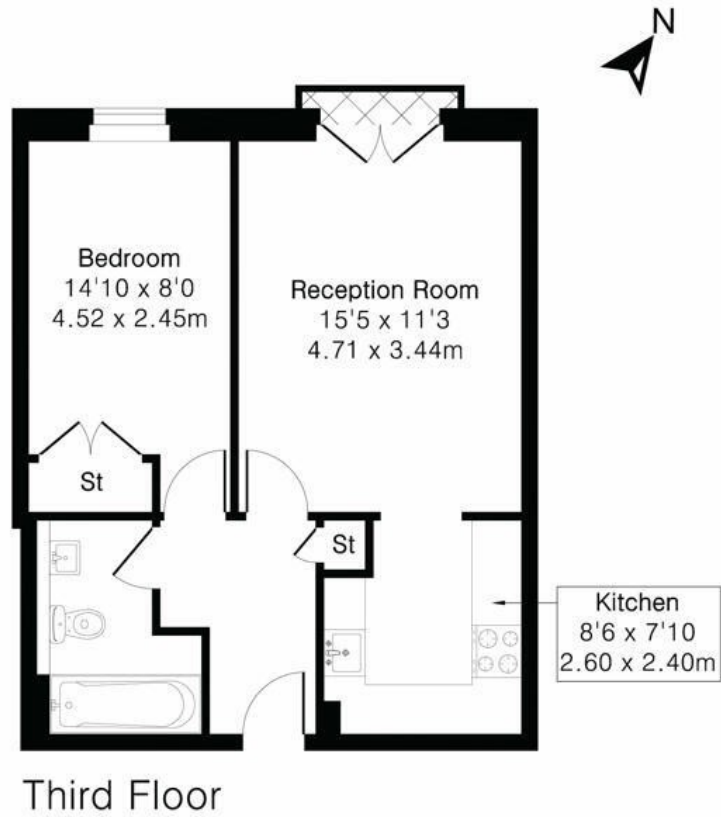
The interior of this beautifully presented property comprises a spacious living/dining area and fitted kitchen, as well as the 1 bedroom and the bathroom.

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 Aldgate Underground station (0.5 miles), variety of bus routes and the A1.

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



Approximate Gross Internal Area 475 sq ft - 44 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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