



New River Way
London
N4 2ND

Offers in Excess of £306,000

bettermove 

New River Way London

Bettermove are proud to present this 1 bedroom flat in Hackney available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is B.

This is a leasehold property with 71 years remaining on the lease; there is no ground rent and the service charge is £186.97 per month.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, three piece bathroom and the double bedroom on the second floor of the building. The exterior boasts a communal garden, perfect for enjoying the summer months.

Located in the popular residential area of Hackney, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Manor House (on the Piccadilly line) and Stoke Newington overground, the A1 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

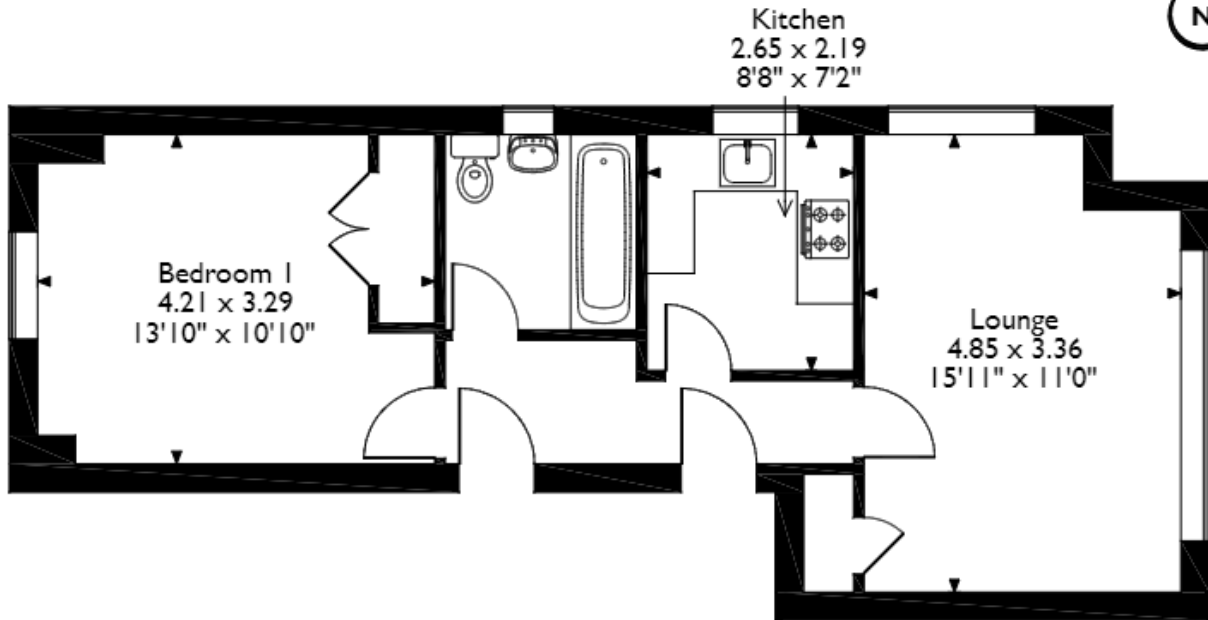
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.




New River Way, London

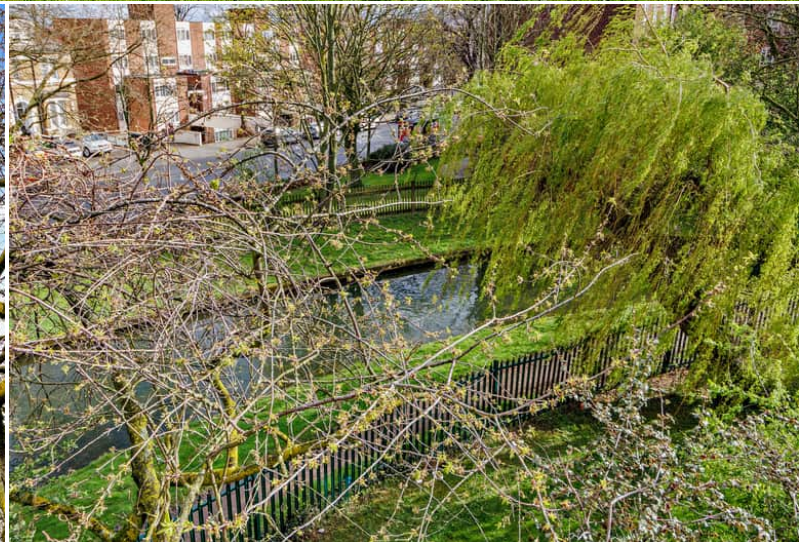
Approximate Gross Internal Area 47 Sq M/506 Sq Ft



Second Floor Flat

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 | 76 | 77 |
| (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  | |



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