



**Katherine Road  
London  
E6 1ER**

**Offers in Excess of £322,000**

**bettermove**



# Katherine Road London

Bettermove are proud to present this 3 bedroom flat in the popular residential area of East Ham, available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing and gas central heating throughout. The council tax band is B.

The property is tenanted and will be sold vacant on possession - rental yields can be obtained through Bettermove.

This is a leasehold property with 54 years remaining on the lease; the ground rent is £25 per annum and the service charge is £1,800 per annum.

The interior of this property comprises private entrance hallway from the ground floor leading to the spacious living room, the fitted kitchen, family bathroom and one double bedroom on the first floor. The second floor consists of 2 bedrooms.

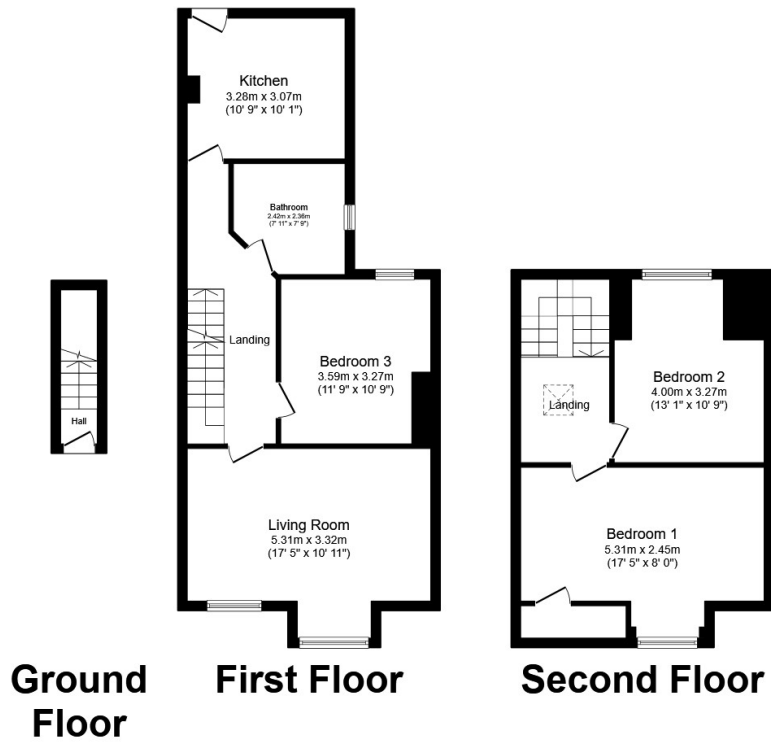
Located in the residential area of East Ham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from East Ham & Upton Park District line, West Ham Train Station and many local bus routes.

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.





Total floor area 99.5 m<sup>2</sup> (1,071 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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>	55	
(21-38) <b>F</b>		70
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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