



St Mary's Road
London
SE15 2EA

Offers in Excess of £354,000

bettermove

St Mary's Road London

Bettermove are proud to present this 2 bedroom flat in London available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking nearby. The council tax band is B.

The property is tenanted and rental yields can be obtained through Bettermove.

This is a leasehold property with 92 years remaining on the lease; the ground rent is £10 per annum and the service charge is approximately £1,518.22 per annum.

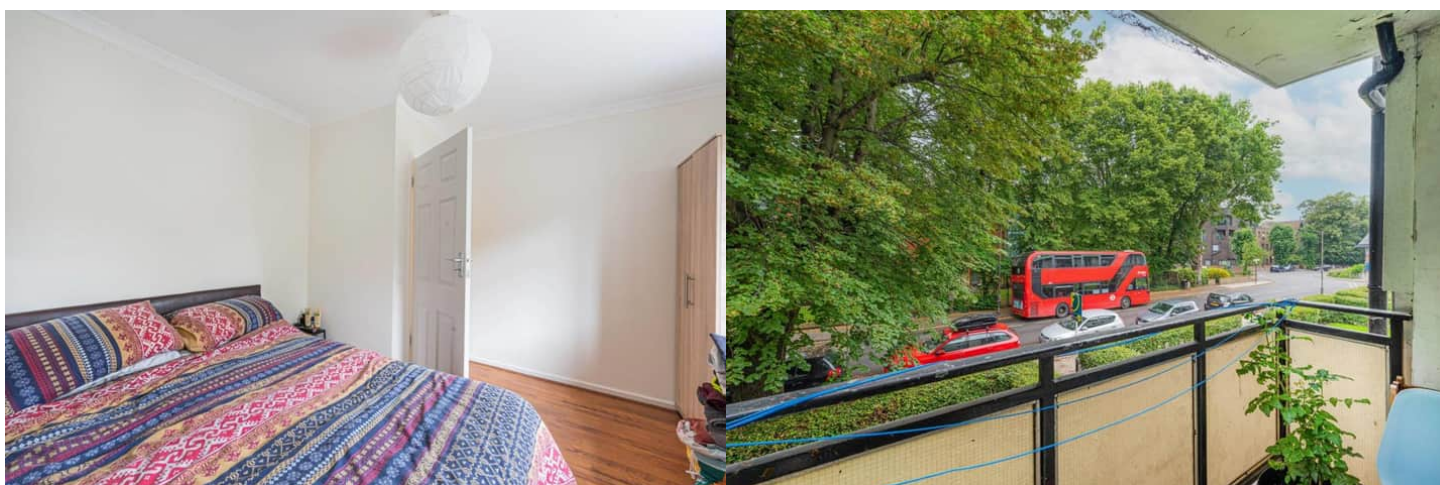
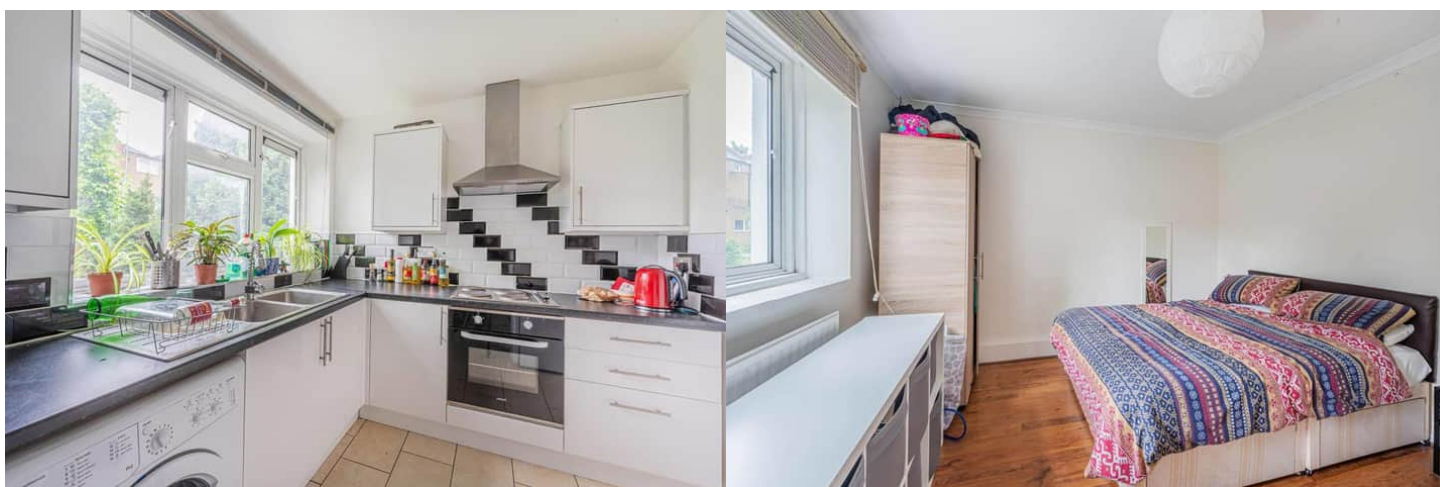
The interior of this well presented property comprises a spacious living room, fitted kitchen, 2 bedrooms and the family bathroom on the first floor of this secure flat building and benefits from a private balcony. The exterior boast communal gardens, perfect for enjoying the summer months.

Located in the popular residential area of London on St Marys Road, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Queens Road Peckham Station, Nunhead Station and many local buses.

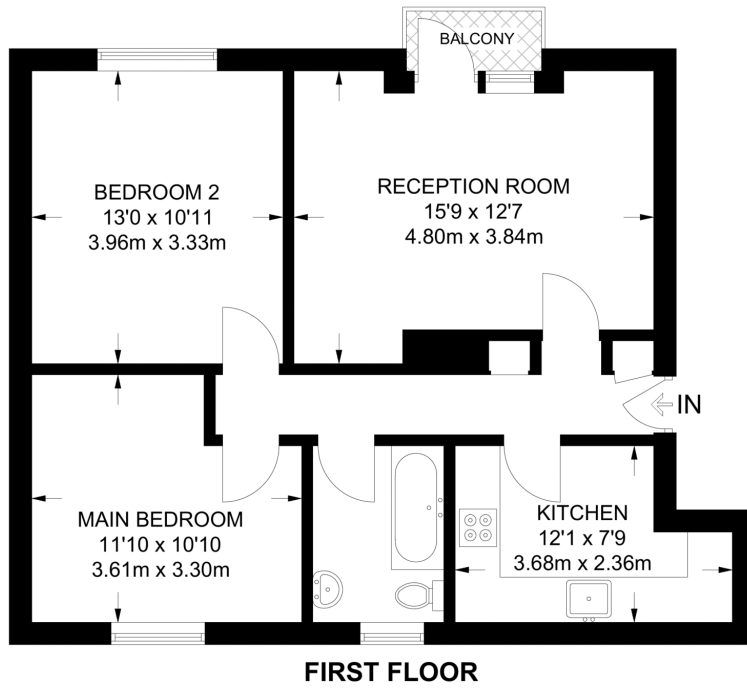
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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.



APPROXIMATE FLOOR AREA = 665 SQ FT / 61.8 SQ M



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) FOXTONS.CO.UK



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(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	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk