



Perry Vale
London
SE23 2NE

Offers in Excess of £225,000

bettermove 

Perry Vale London

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

The property benefits from double glazing fitted within the last two years and gas central heating throughout. The council tax band is B.

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

This is a leasehold property with 109 years remaining on the lease; the ground rent is £450 per annum and the service charge is £230 per month.

The interior of this well presented property comprises a spacious living room, separate fitted kitchen, generously sized double bedroom and the newly refurbished bathroom on the first floor of the building.

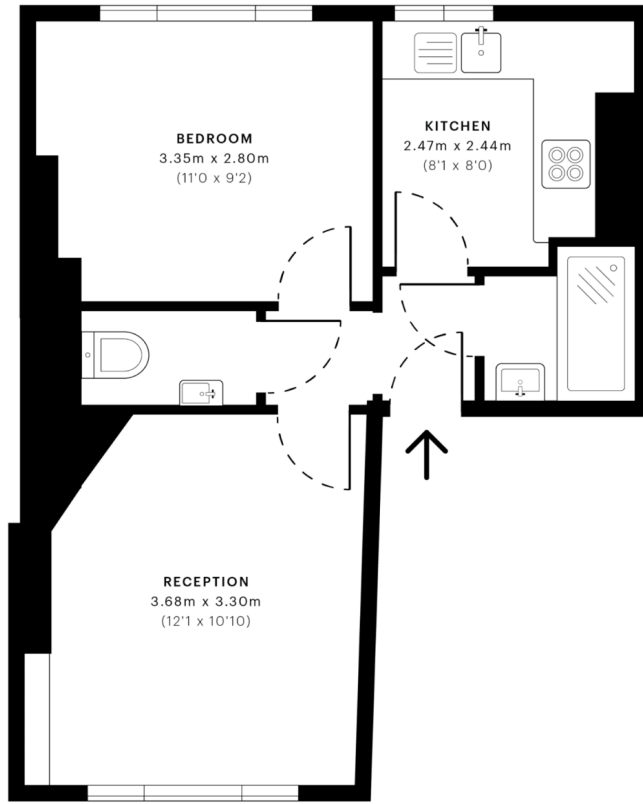
Located in the popular residential area of Lewisham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Forest hill Train Station.

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.






— First Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
34.02 sqm / 366.19 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
(includes washrooms, restricted head height)
30.70 sqm / 330.45 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	77	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	



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