



**Rathnew Court
Meath Crescent
London
E2 0QG**

Offers in Excess of £600,000

bettermove

Meath Crescent London

Bettermove are proud to present this fabulous 2 bedroom duplex flat presented to an impeccably high standard in London 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 the secured underground car park with an allocated parking space. The council tax band is D.

This is a leasehold property with 232 years remaining on the lease; the ground rent is £250 per annum and the service charge is £5,145.50 per annum.

The interior of this beautifully presented property comprises a spacious and bright living room with access to the private Juliet balcony with seating area, bathroom and fitted kitchen on the ground floor. The upper floor has 2 bedrooms, including the master bedroom with ensuite shower room and the family bathroom.

Located in the sought after area next to Meath Gardens, the property is close to a range of amenities, including shops, supermarkets, superb restaurants and bars of Bow Wharf. Excellent transport connections can be found from Bethnell Green Station, many local bus routes and the A11.

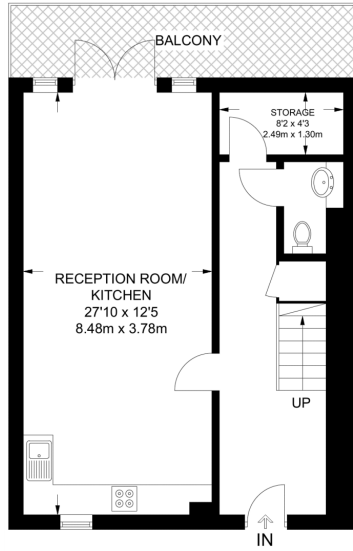
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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.

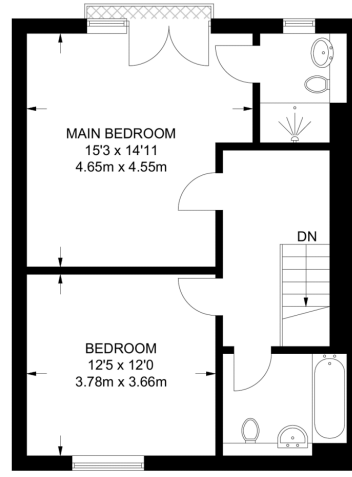
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



APPROXIMATE FLOOR AREA = 1187 SQ FT / 110.3 SQ M



SIXTH FLOOR
594 SQ FT / 55.2 SQ M



SEVENTH FLOOR
593 SQ FT / 55.1 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+)	A		
(81-91)	B		
(69-80)	C	74	79
(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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