



**Winchester Road  
London  
N9 9EY**

**Offers in excess of £170,000**

**bettermove**

# Winchester Road London

Bettermove are delighted to welcome to the market this studio flat for sale in Edmonton, available with no forward chain.

The property benefits from double glazing and electric heating. This is a leasehold property with 93 years remaining on the lease; the ground rent is £350 per year. The council tax band is B.

There are currently tenants living in the property, and it can be sold WITH OR WITHOUT TENANTS IN SITU. Rental yields can be obtained through Bettermove.

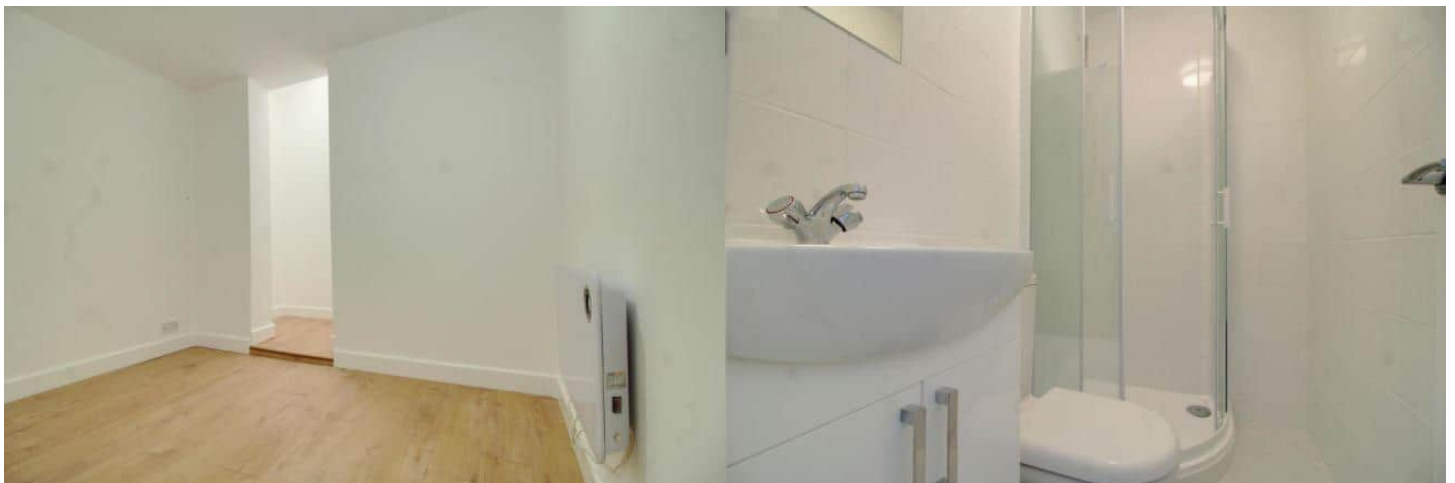
The interior of this beautifully presented property comprises a spacious open plan kitchen/living room/bedroom with shower room.

Situated in the popular town of Edmonton, the property is close to a wide variety of local amenities, including supermarkets, shops, restaurants and pubs. Excellent transport connections can be found from the A10, A406, Edmonton Green Overground and rail station and Winchmore Hill rail station.

This exciting opportunity is not to be missed and 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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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