



Liden Close
London
E17 8HQ

Offers in Excess of £280,000

bettermove

Liden Close London

Bettermove are proud to present this 2 bedroom flat in a popular part of Walthamstow available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has off street parking available. The council tax band is C.

This is a leasehold property with 69 years remaining on the lease; the ground rent and the service charge is combined at approximately £5,000 per annum.

The interior of this well presented property comprises a spacious living room, the fitted kitchen, 2 double bedrooms and the family bathroom on the ground floor of the building. The exterior boasts well maintained communal gardens, perfect for enjoying the summer months.

Located in a popular part of Walthamstow, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Lea Bridge Train Station and many local bus routes.

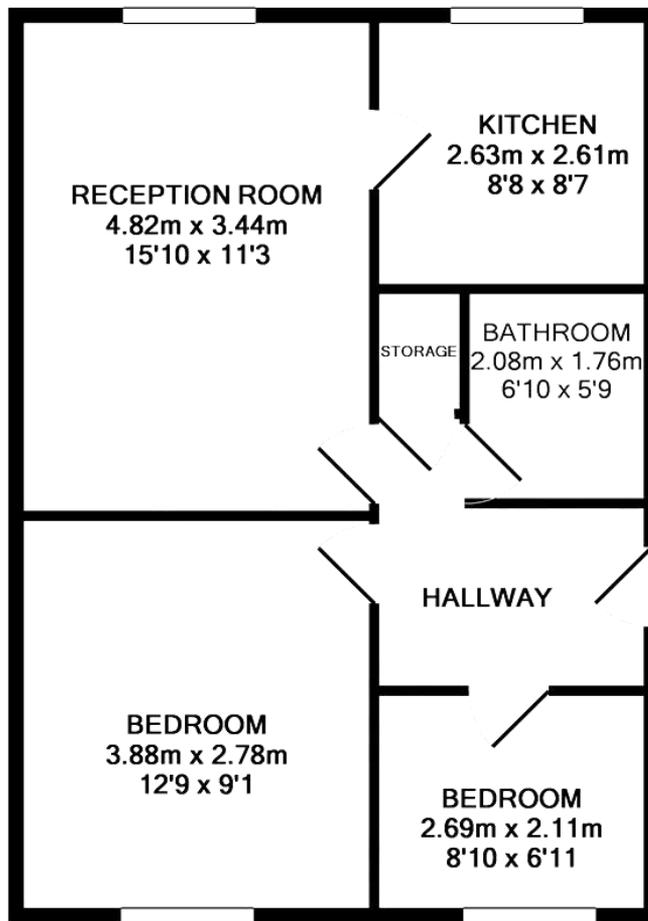
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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.

The exclusivity fee is returned to you upon successful completion of the property.





TOTAL APPROX. FLOOR AREA 52.3 SQ.M. (563 SQ.FT.)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(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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