



Kane House
West Green Road
London
N15 3QR

Offers in Excess of £503,000

bettermove

West Green Road London

Bettermove are proud to present this 2 bedroom second floor flat in London available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing and electric underfloor heating throughout. The council tax band is D.

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

This is a leasehold property with 242 years remaining on the lease; the ground rent is £350 per annum and the service charge is £1934.97 biannually.

The interior of this beautifully presented property comprises a spacious and open plan living room with the fitted kitchen and access to the large balcony. There are 2 generously sized bedrooms with 1 bathroom and ensuite bathroom.

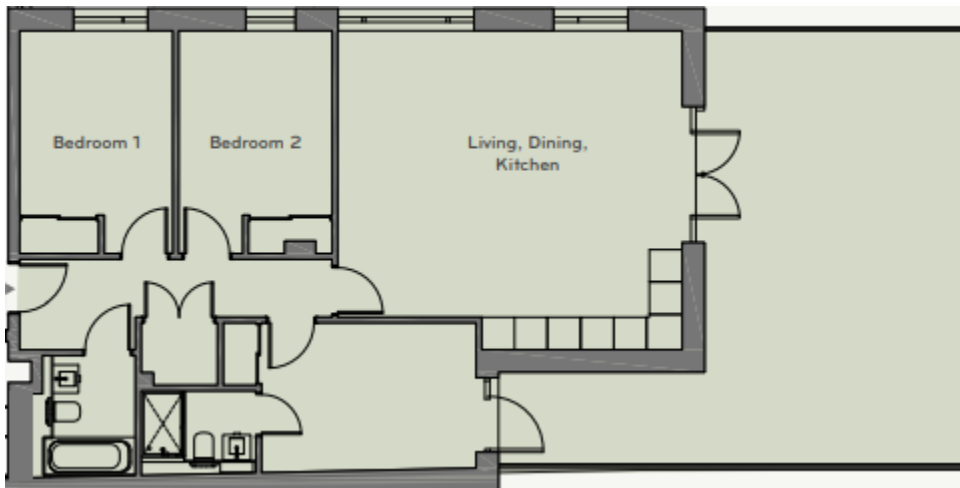
This development is ideally located in zone 3 with easy access to both the Piccadilly and Victoria lines. Turnpike Lane, Seven Sisters and Tottenham Hale tube and train stations all short walks away and with journey times into the City and West End of under 25 minutes you are a stone's throw from the hustle and bustle of central London.

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.





APARTMENT 7

Total Area (89.0m², 958.0ft²)

Living, dining, kitchen

6.3m x 5.8m (35.4m², 381.0ft²)

Bedroom 1

2.7m x 3.9m (11.6m², 125.0ft²)


Bedroom 2

2.8m x 3.4m (11.4m², 123.0ft²)

Bedroom 3

2.8m x 3.4m (11.3m², 122.0ft²)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



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