



Violette Szabo House
Hamilton Road
London
SE27 9RU

Offers in Excess of £312,000

bettermove

Hamilton Road London

Bettermove are proud to present this 2 bedroom flat in the popular residential area between West Dulwich, West Norwood and Gipsy Hill.

The property benefits from double glazing, gas central heating throughout and has off street parking available via a residents parking area. The council tax band is B.

This is a leasehold property with 119 years remaining on the lease; the ground rent is £10 per annum and the service charge is approximately £2,000 per annum.

The interior of this well presented split level flat comprises a spacious living room, the fitted kitchen and a bathroom on the third floor. The upper floor hosts the two bedrooms and the family bathroom.

Located in a popular residential area the property is close to a range of amenities, the independent cafes, bars and restaurants of West Dulwich are just a short walk away. Excellent transport connections can be found from Gipsy Hill and Crystal Palace Train Stations.

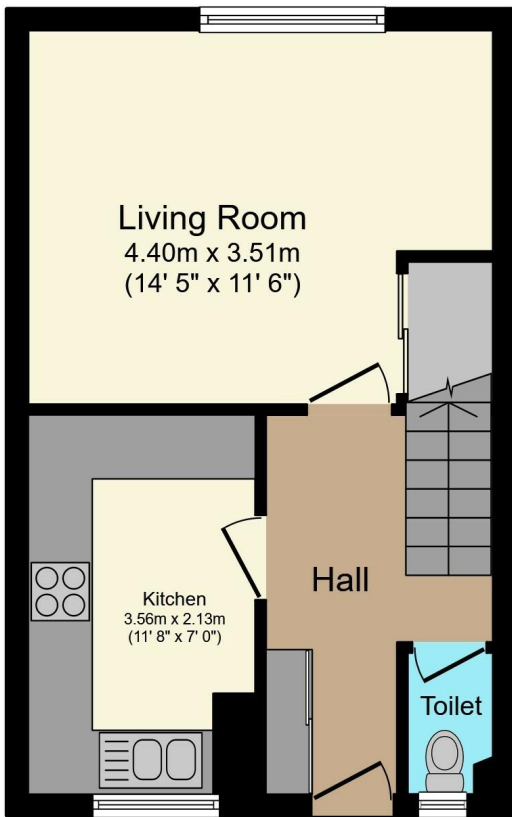
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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.

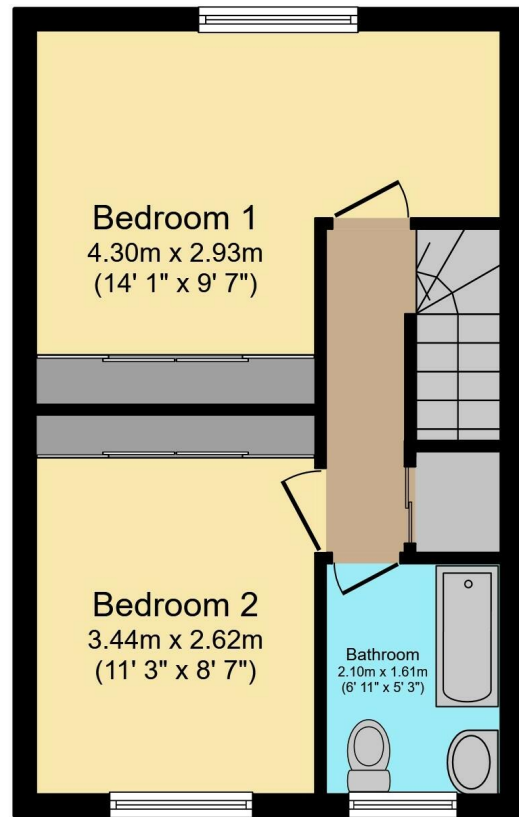
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

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





Third Floor



Fourth Floor

Total floor area 62.5 sq.m. (722 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	70	72
(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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