



**Batley Place
London
N16 7NS**

Offers in Excess of £580,000

bettermove

Batley Place London

Bettermove are proud to present this 2 bedroom townhouse in a quiet mews street just a short walk from Rectory Road station available with no forward chain.

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 988 years remaining on the lease; there is no ground rent and no service charges.

The interior of this beautifully presented property comprises a spacious and open plan living room with dining area, fitted kitchen and downstairs WC on the ground floor. The first floor and second floor host individual double bedrooms with their own ensuite bathrooms.

The property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. The nearest station, Rectory Road Overground, is withing walking distance and offers direct access to Liverpool Street, making this an ideal spot for commuters who want the peaceful life of a London village while still having easy access to the city centre.

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

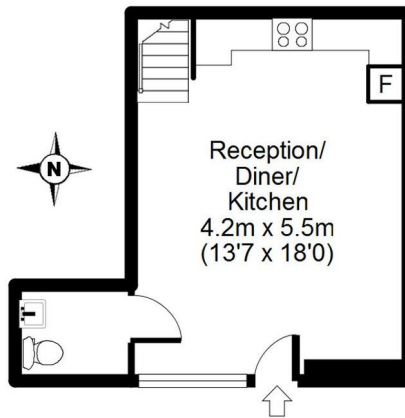
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.

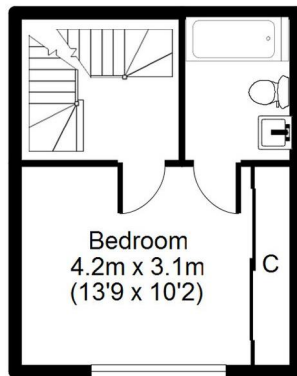


Batley Place, N16

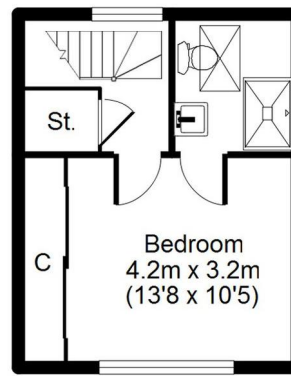
Ground Floor




First Floor



Second Floor



Total area: approx. 70 sq. metres (755 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	44	
(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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