



**Valerio Mews
London
N1 4FB**

Offers in Excess of £397,000

bettermove

Valerio Mews

London

Bettermove are proud to present this newly built 1 bedroom apartment within the Valerio Mews development in Canonbury available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing and electric 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 240 years remaining on the lease; the ground rent is £350 per annum and the service charge is £663.33 biannually.

The interior of this recently developed property comprises a spacious and open living space and fitted kitchen with hardwood oak flooring throughout, large bedroom with carpet and a built-in wardrobe, a modern 3-piece bathroom with ceramic tiles, heated towel rail and a bath with rain shower and shower screen. The development is secure and can only be accessed by electronic fob.

Commuting into the City is easy, with Canonbury Station, Essex Road Overground and Highbury & Islington Tube Station all within 10-15 minutes reach. For keen cyclist, there is a secure bike store.

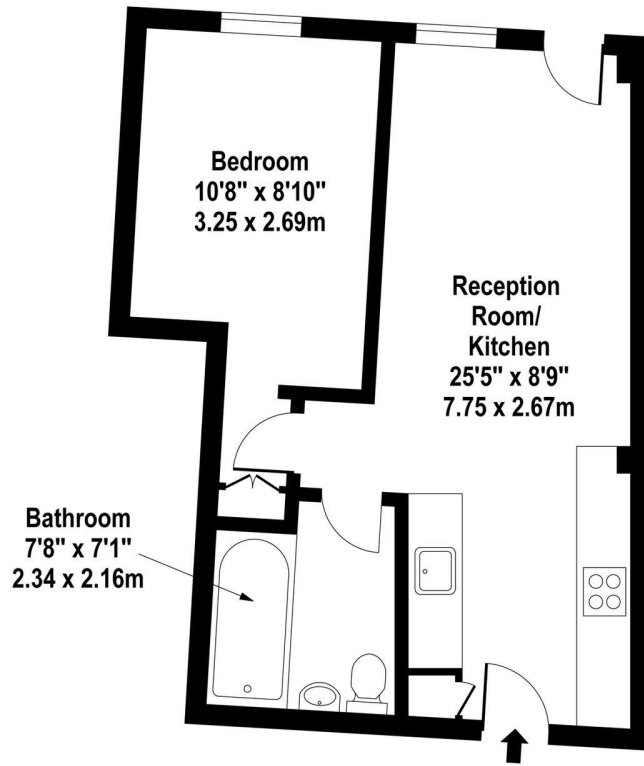
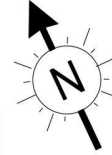
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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.



VALERIO MEWS



Ground Floor

Approx Gross Internal Area **415 Sq Ft - 38.55 Sq M**

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	79	79
(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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