



**Bell Green Lane
London
SE26 5TF**

Offers in Excess of £274,950

bettermove

Bell Green Lane

London

Bettermove are delighted to welcome to the market this charming two bedroom sixth floor flat in Lower Sydenham.

The property is leasehold with 117 years remaining on the lease; the ground rent is £10 per year and the service charge is approximately £100 per year. The council tax band is B.

The interior of this beautifully-presented property comprises a spacious living room, separate fitted kitchen, two bedrooms and a family bathroom. There is a lift throughout with unallocated off road parking available in a residents' car park.

Located in the popular Lower Sydenham area, the property is close to a range of amenities including supermarkets, shops, restaurants and pubs with excellent transport links from Lower Sydenham and Sydenham rail stations with Overground connections from Sydenham, the A205 and many local bus routes.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

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.

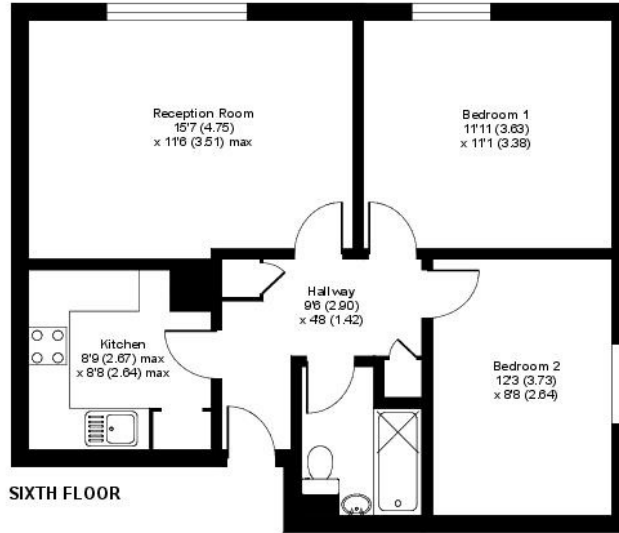
The exclusivity fee is returned to you upon successful completion of the property.



Bell Green Lane, London, SE26

Approximate Area = 629 sq ft / 58.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	77	78
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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