



De Vere Gardens
London
W8 5AN

£1,325,000

bettermove

De Vere Gardens London

Bettermove are proud to present this impressive 2 bedroom ground floor flat in the heart of Kensington available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has on street parking available for permit holders only. The council tax band is G.

This is a share of freehold property with 969 years remaining on the lease; the ground rent is £170 per month and the service charge is £400 per month.

The interior of this beautifully presented property comprises a spacious living room, the fitted kitchen, two double bedrooms with ensuite bathrooms and a separate convenient WC on the lower ground floor of the building. The exterior boasts a private rear patio area, perfect for enjoying the summer months.

Located in a prime location, the property is close to a range of amenities on Kensington High Street, Hyde Park and Kensington Gardens. Excellent transport connections can be found from High Street Kensington Tube Station and many local bus routes available.

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

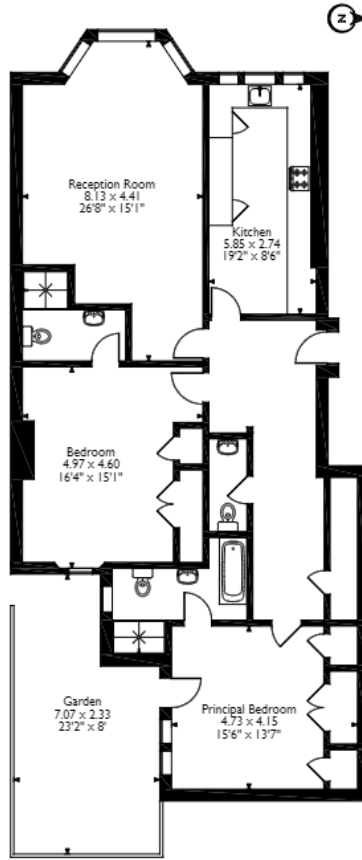
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.



Flat 1, 17 De Vere Gardens, London
 Approximate Gross Internal Area
 127 Sq M/1367 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this description is to be used for illustrative purposes only. Actual dimensions may vary.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(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	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk