



**Kedleston Walk
London
E2 9RP**

Offers in Excess of £715,000

bettermove

Kedleston Walk

London

Bettermove are proud to welcome to the market this charming four bedroom second and third floor apartment in Bethnal Green, available with no forward chain.

The property is currently tenanted with a full HMO licence in place, and can be sold vacant on possession - rental yields can be obtained through Bettermove. This is a leasehold property - remaining lease length, ground rent and service charges are to be confirmed by the vendor. The council tax band is C.

The interior of this well presented property comprises a fitted kitchen and spacious living/dining room on the lower level, with access to a private roof terrace, perfect for enjoying the summer months. The upper level consists of four bedrooms and the house bathroom.

Located in the popular area of Bethnal Green, the property is close to a variety of amenities, including supermarkets, shops, pubs and restaurants. Transport links can be found from the A11, A10, A12, Bethnal Green tube and Overground stations and Cambridge Heath Overground station.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove on 0330 004 0050.

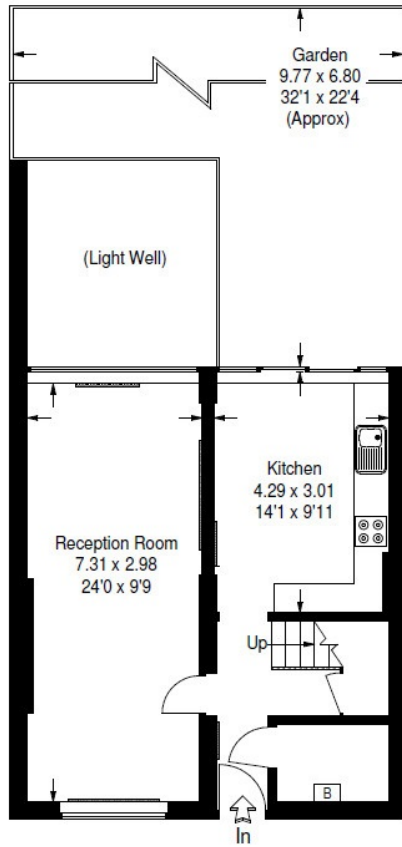
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.



Kedleston Walk, Bethnal Green, E2

Approximate Gross Internal Area :- 102 sq m / 1098 sq ft

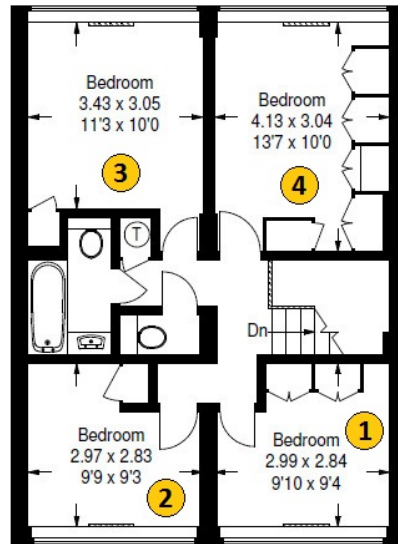


Second Floor



FLOORPLANZ © 2008
01483 755510 Ref 42657

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" & are through cupboards / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Third Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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