



**Rutland Road  
London  
E7 8PH**

**Offers In Excess Of £416,000**

**bettermove**

# Rutland Road London

Bettermove are proud to present this 3 bedroom terraced house in London available with no forward chain.

The property is vacant for immediate possession.

The property benefits from double glazing, gas central heating throughout.

The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, dining room, family bathroom and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms. The second floor holds the third bedroom. There is also a cellar which can be used for storage purposes. The exterior boasts a private rear garden, perfect for enjoying the summer months.

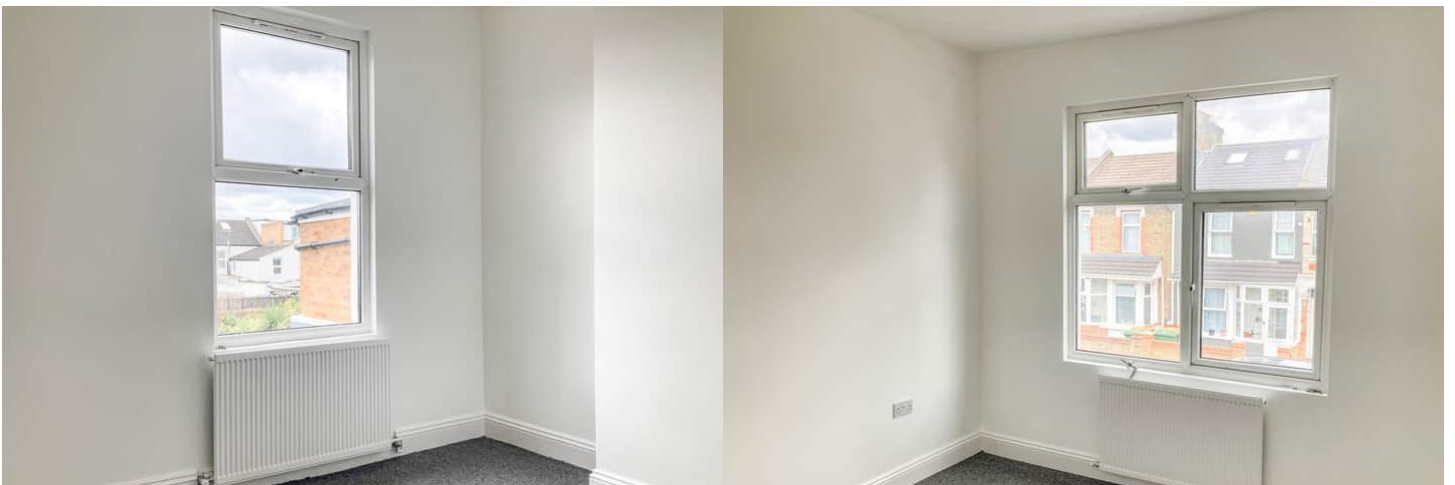
Located in the popular area of Forest Gate, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from East Ham & Upton Park tube station, the A406 and many local bus routes.

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.





**Approx. Gross Internal Floor Area 820 sq. ft / 76.33 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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