



**Polecroft Lane
London
SE6 4EF**

Offers in Excess of £310,000

bettermove

Polecroft Lane

London

Bettermove are proud to present this 4 bedroom split level maisonette in London available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking nearby. The council tax band is C.

This is a leasehold property with 87 years remaining on the lease; the ground rent is £10 per annum and the service charge is approximately £1,700 per annum.

The interior of this split level maisonette comprises a spacious living room, fitted kitchen and private balcony on the lower floor. The top floor consists of 4 bedrooms and the family bathroom.

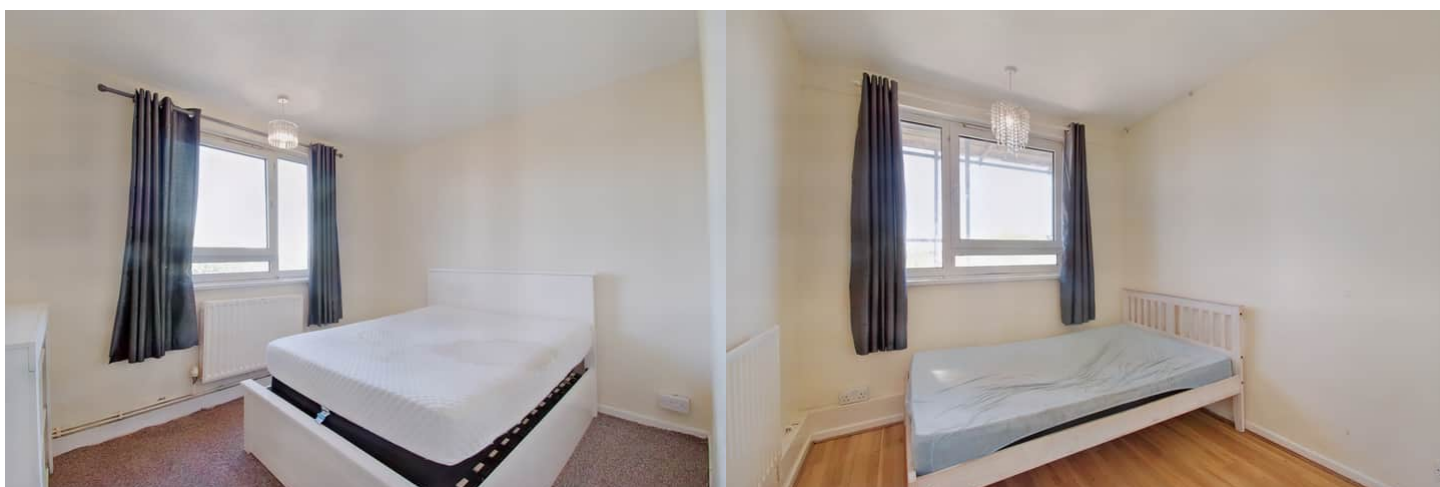
Located in a convenient residential area the property is close to a range of local amenities on Sydenham Road including Bell Green Retail Park and well-regarded local primary and secondary schools, supermarkets, restaurants and pubs. Excellent transport connections can be found from Catford Bridge and Forest Hill Station.

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

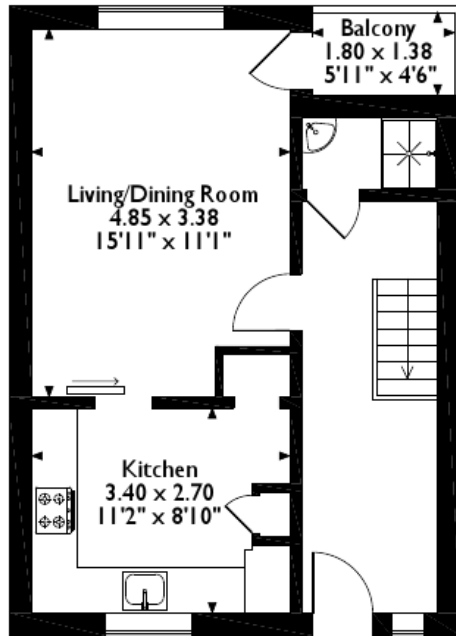
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.

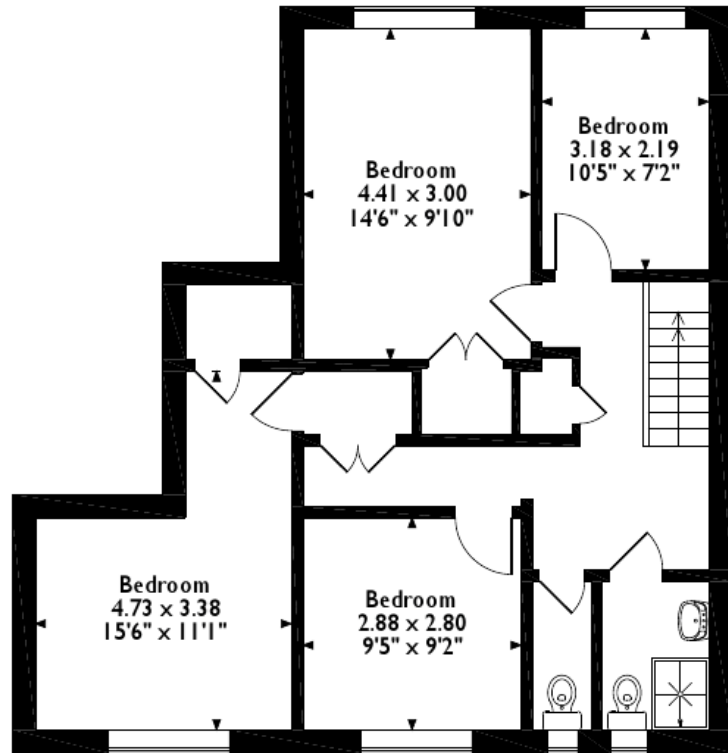
The exclusivity fee is returned to you upon successful completion of the property.



Polecroft Lane, London
 Approximate Gross Internal Area
 104 Sq M / 1120 Sq Ft




Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(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