



**Bream Close  
London  
N17 9DG**

**Offers in Excess of £335,000**

**bettermove**

# Bream Close

London

Bettermove are proud to present this 2 bedroom Flat in available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space. The council tax band is C.

This is a leasehold property with 93 years remaining on the lease; the ground rent is £100 per annum and the service charges are approximately £1,800 per annum.

The interior of this property comprises a spacious living room with dining area, the fitted kitchen, two bedrooms and the family bathroom on the second floor of the building.

Located on the desirable Bream Close alongside the River Lea and close to the Heron Wharf lock, the property is close to a range of amenities, including Tottenham Hale Retail Park and the Walthamstow Wetlands. Excellent transport connections can be found from Tottenham Hale (Overground & Victoria Line Underground), Blackhorse Road (Overground & Victoria Line Underground) Stations.

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

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

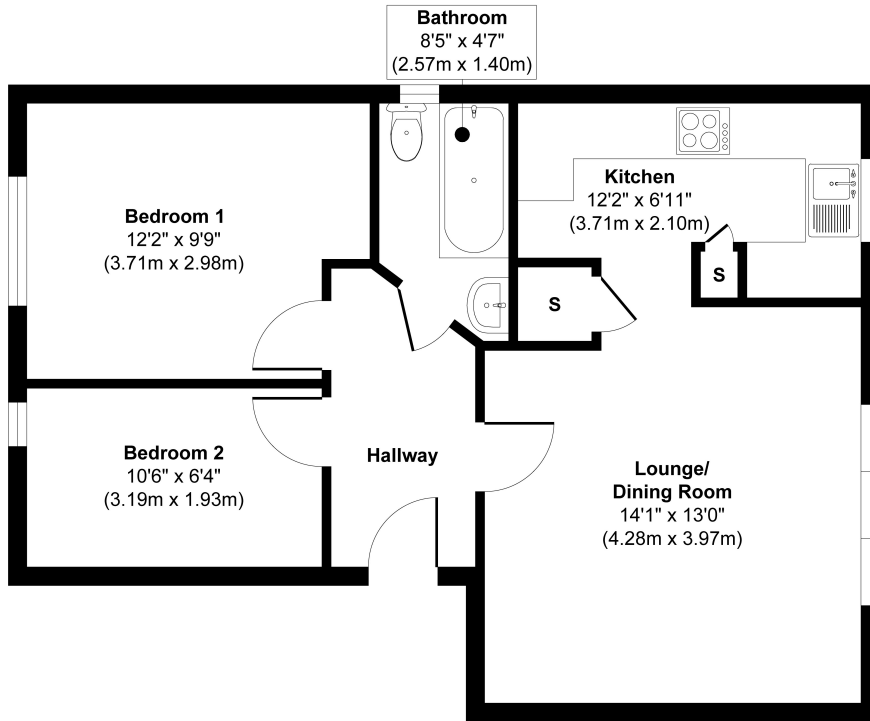
This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding surveys



# N17 9DG - Bream Close



First Floor

**Approx. Gross Internal Floor Area 550 sq. ft / 51.17 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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](http://www.bettermove.co.uk)