



**Edwyn House  
Neville Gill Close  
London  
SW18 4BW**

**Offers in Excess of £235,000**

**bettermove**



# Neville Gill Close London

Bettermove are proud to present this 2 Bedroom Flat in Wandsworth, available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available. The council tax band is A.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 92 years remaining on the lease; the ground rent and the service charges are combined at £1,300 per annum.

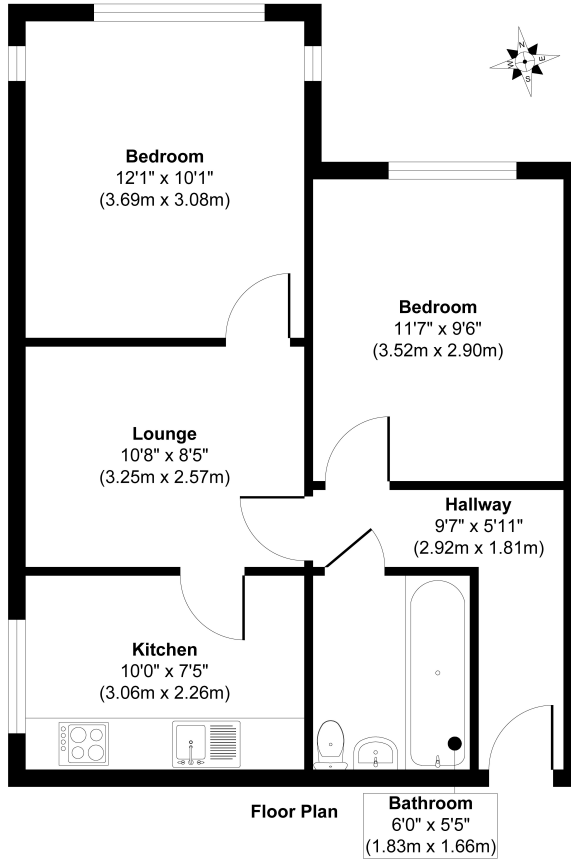
The interior of this beautifully presented property comprises a reception room, two double bedrooms, the fitted kitchen and family bathroom on the third floor of the building. There is lift access available to each floor.

Located in the popular town of Wandsworth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Wandsworth Town Train Station providing links to Waterloo and many local bus routes available.

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



SW18 4BW - Flat 1, Edwyn House, 5 Neville Gill Close London



Approx. Gross Internal Floor Area 528 sq. ft / 49.11 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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)