



**Eglinton Hill  
London  
SE18 3PG**

**Offers In Excess Of £210,000**

**bettermove**



# Eglinton Hill

## London

A SPACIOUS ground floor FLAT in South East London, available CHAIN FREE for IMMEDIATE Investment. Call for details!

Bettermove are proud to present this 2 flat in South East London available with no forward chain and welcoming cash buyers only.

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

The property benefits from double glazing and has gas central heating throughout.

The council tax band is B.

This is a leasehold property with 63 years remaining on the lease; the ground rent is £150 per annum and there is no service charge. This property is for CASH BUYERS ONLY!

The interior of this beautifully presented property comprises a spacious living room, dining room, fitted kitchen and 2 bedroom on the ground floor. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular area of Greenwich, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections with the closest tube station being 0.8 miles away, access to the A205 is 6 minutes away, an easy access to public transport. This exciting opportunity should not be missed!

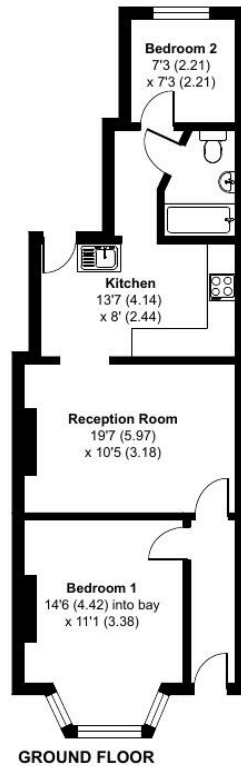
All enquiries can be made through Bettermove on 0330 004 0050.



Approximate Area = 594 sq ft / 55.1 sq m

For identification only - Not to scale

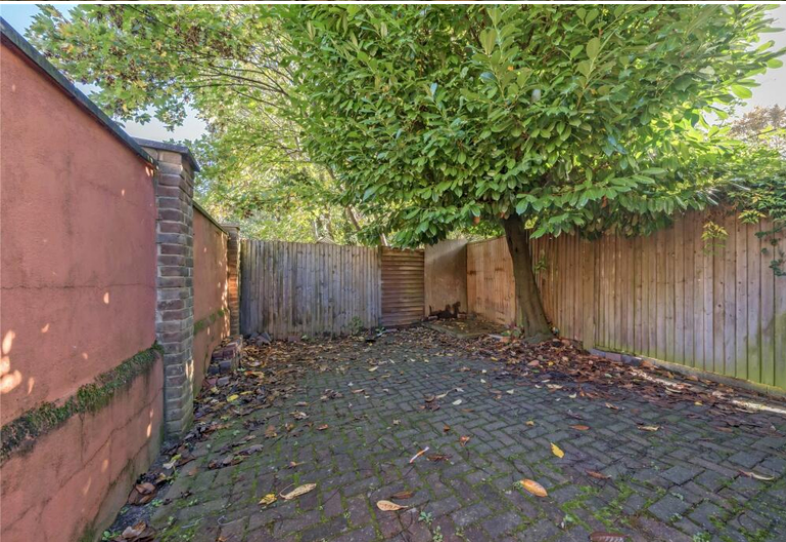
**Garden Approximate**  
18'7 (5.66)  
x 15' (4.57)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Alan De Maid. REF: 1052347

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>		<b>75</b>
(55-68)	<b>D</b>	<b>64</b>	
(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	





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