



**Charlton Church Lane  
London  
SE7 7AA**

**Offers In Excess Of £290,000**

**bettermove**

# Charlton Church Lane London

Bettermove are proud to present this 1 bedroom flat in London available with no forward chain.

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, gas central heating throughout and has off street parking available.

The council tax band is B.

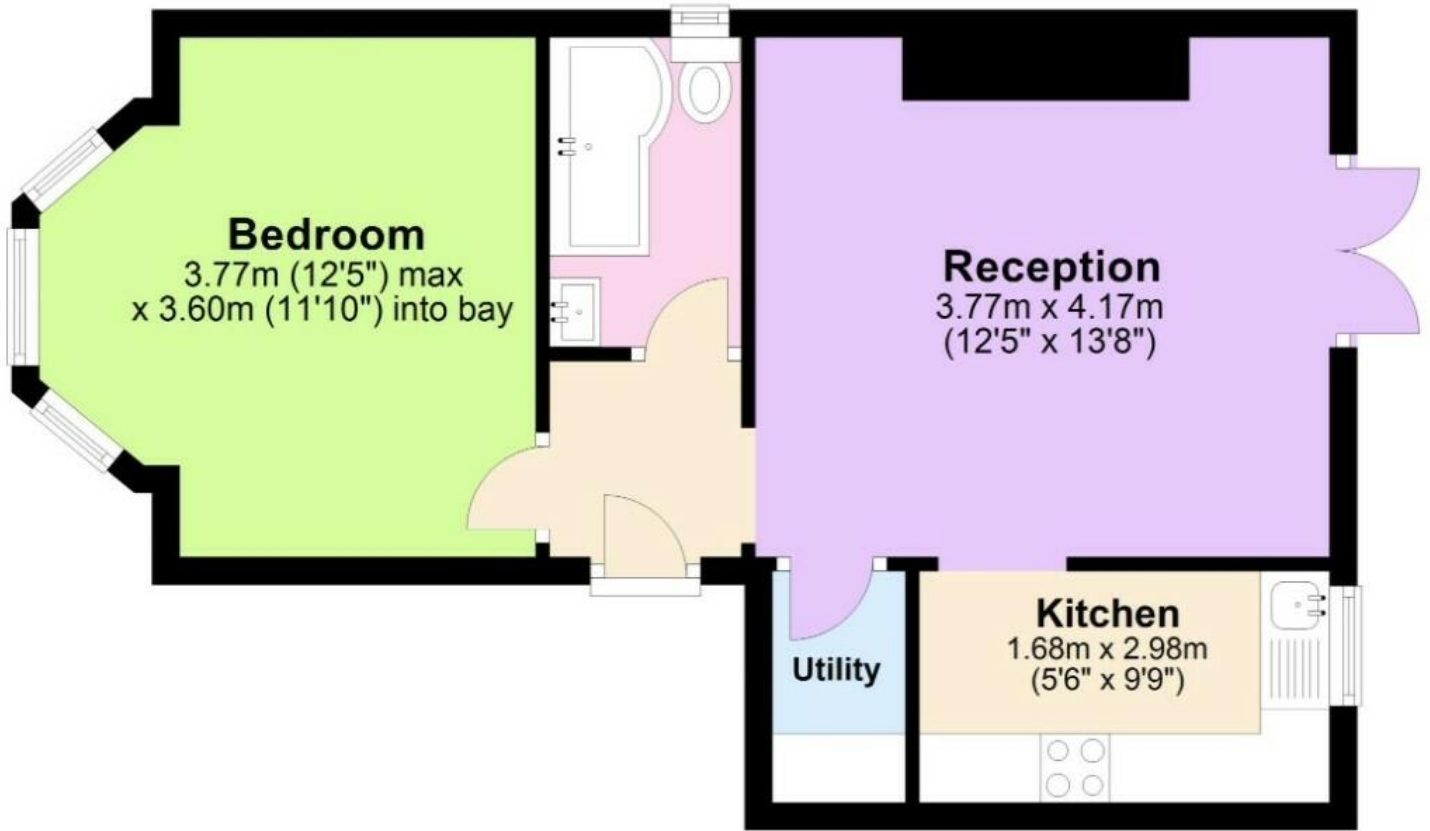
This is a leasehold property with approximately 151 years remaining on the lease; the ground rent is £200pa and the service charge is £1,471.76pa.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 1 bedroom and the bathroom. The exterior boasts a communal rear garden, perfect for enjoying the summer months.

Located in the popular area of Charlton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A102, Charlton train station and many local bus routes.

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





Total area: approx. 40.4 sq. metres (435.3 sq. feet)

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>		71
(55-68) <b>D</b>	59	
(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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