

TO LET

£1,600 pcm



# Flat 66, Solent Court, 1258 London Road, London, Norbury, London. SW16 4EZ

- 2 Double Bedrooms
- Large Living Room
- Fitted Kitchen
- Modern Bathroom
- Large En Suite
- Reserved Parking
- Large Gym
- Concierge Service
- Fine Views
- Available 28/10/2024



**Kingsbury Property Services**  
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## PROPERTY DESCRIPTION

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Situated on the London Road opposite the Library, this two double bedroom 6th floor apartment is within a 2-10 minute walk of most local amenities including Norbury train station, bus routes, local shops, supermarket, restaurants and well regarded schools. A newly decorated flat with good size well planned rooms throughout. Benefits include great views, communal gym, large communal garden and reserved parking. Available 28/10/2024



## ROOM DESCRIPTIONS

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### Well Maintained Communal Front Gardens

Wide path to communal glazed front door to:

### Communal Entrance Hall

With porter's desk, doors to communal rear garden and to communal gym, lifts to:

### Sixth Floor Landing

Front door to:

### Spacious Entrance Hall

Night storage heater, entryphone, deep fitted cupboard housing Megaflow, coved cornice, laminate flooring, doors to:

### Spacious Open Plan Kitchen/Living Room

23' 4" x 11' 1" (7.11m x 3.38m)

Two double glazed casement windows with fine views, two night storage heaters, plenty of fitted wall and base units with laminate worktops housing single drainer one and a half bowl stainless steel sink unit with mixer tap, stainless steel oven, stainless steel hob, stainless steel cooker hood, integral fridge/freezer, washing machine, spotlights, power points, satellite, TV and DAB point, part carpet, part ceramic tiled floor.

### Bedroom 1

15' 11" x 10' 8" (4.85m x 3.25m) including wardrobe depth

Double glazed casement window with fine views, night storage heater, deep fitted wardrobes, coved ceiling, TV aerial point, power points, laminate flooring, door to:

### Large En-Suite Shower Room

9' 5" x 5' 6" (2.87m x 1.68m)

Air extractor, white suite comprising large shower cubicle, low flush wc, pedestal wash hand basin with tiled splashback, ceramic tiled floor.

### Bedroom 2

11' 4" x 8' 5" (3.45m x 2.57m)

Double glazed casement window with fine views, coved cornice, power points, laminate flooring.

### Bathroom

7' 1" x 6' 3" (2.16m x 1.91m)

Air extractor, electric wall heater, matching white suite comprising panel bath with mixer tap, shower attachment and tiled splashback, low flush wc, pedestal wash hand basin, downlighters, ceramic tiled floor.

### Gym

### Large Communal Rear Garden

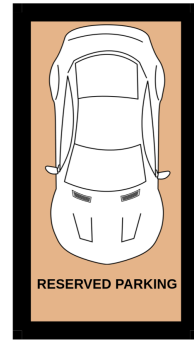
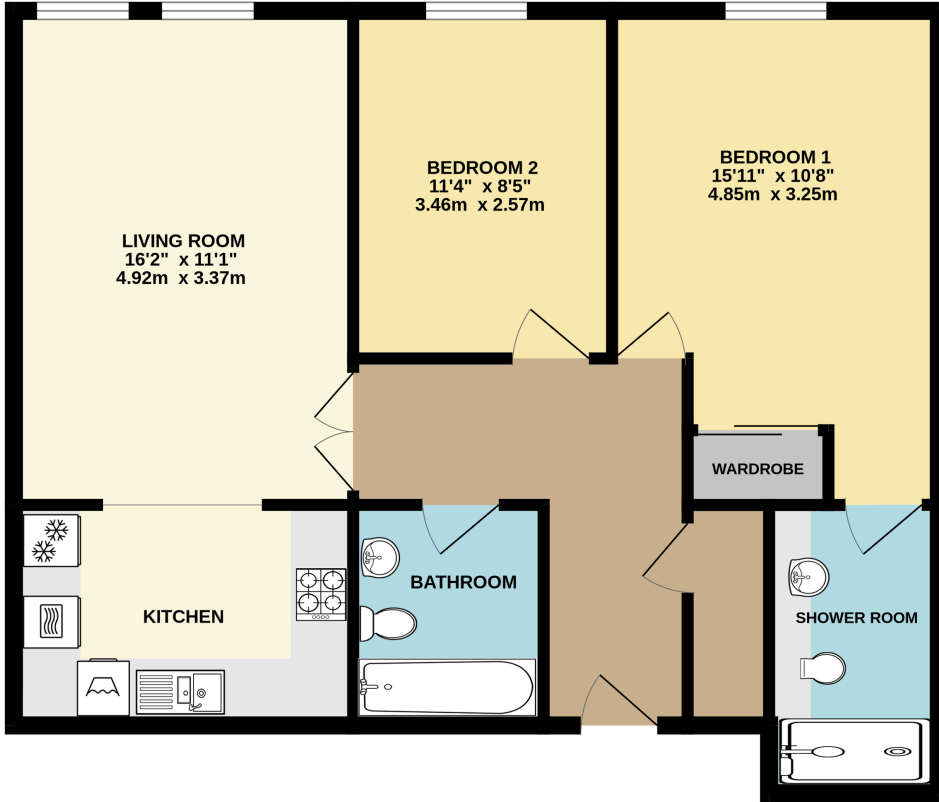
With decking.

### PLEASE NOTE:

The tenant will be required to pay one month's rent and one month's deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.



# FLOORPLAN & EPC



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	82	84
(69-80)	<b>C</b>		
(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	

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