



Flat 7, Billsley Court 1 Dagmar Road, London, South Norwood. SE25 6HZ

- One Double Bedroom
- Lounge/Diner
- Fitted Kitchen
- Modern Bathroom
- Gated Off Street Parking
- Double Glazing
- Long Lease
- No Onward Chain
- First Floor Apartment
- Close To Trains & Buses



PROPERTY DESCRIPTION

Discover the perfect blend of comfort and convenience in this charming one-bedroom flat, ideally situated in the heart of London. Offering a modern lifestyle in a vibrant city setting, this first-floor apartment is an excellent opportunity for first-time buyers, professionals, or investors seeking a stylish and practical home. Boasting a generous long lease and no onward chain, this property ensures a smooth and straightforward purchase process.

Step inside to a welcoming lounge/diner that provides a versatile space for relaxing, entertaining, and dining. Flooded with natural light through double-glazed windows, this bright and airy reception room creates an inviting atmosphere perfect for unwinding after a busy day. The neutral décor complements any style, allowing you to easily personalise the space to your taste. The fitted kitchen is functional & designed to meet all your culinary needs. Equipped with ample storage and workspace, it's a practical area where cooking becomes a pleasure. Whether you're preparing a quick breakfast or hosting dinner for friends, this kitchen delivers the perfect setting. Retreat to the one double bedroom, a peaceful sanctuary offering plenty of space to relax and recharge. Well-proportioned and light-filled, this room provides a comfortable and cosy environment for restful nights. Additional benefits of this apartment include double glazing for enhanced energy efficiency and noise reduction, helping to maintain a serene home environment. Gated off-street parking adds both security and convenience, a rare find in the bustling London property market.

Location is key, and this property delivers with excellent transport links nearby. You'll be just a short walk from local train stations and bus stops, making commuting or exploring London effortless. From the vibrant streets of the capital to quiet neighbourhood cafés, everything you need is within easy reach.

This fantastic first-floor flat is more than just a home; it's a lifestyle choice that combines practicality with modern living. Whether you're looking to invest or settle down, the long lease and no onward chain make this an attractive and accessible option. If you're ready to experience contemporary city living with all the conveniences at your doorstep, don't miss out on this wonderful property. Contact us today to arrange a viewing and take the first step towards making this delightful one-bedroom flat your new home in London.



ROOM DESCRIPTIONS

Communal Front Garden

Laid to lawn, flowerbeds with mature evergreen shrubs, wide paved path to:

Large Porch

With quarry tiled floor, light, post boxes, entryphone and front door to:

Communal Entrance Hall

Picture windows to front, double glazed door to communal rear garden, courtesy door to stairs to:

First Floor Landing

Front door to:

Vestibule

Double glazed casement window to rear, circuit breaker, glazed door to:

Entrance Hall

Night storage heater, entryphone, fitted cupboard housing hot water cylinder, coved cornice, power points, fitted carpet tiles, door to:

Living Room

13' 10" x 10' 9" (4.22m x 3.28m)

Double glazed casement window to front, night storage heater, Cable TV point, coved cornice, phone point, power points, fitted carpet.

Kitchen

7' 10" x 7' 5" (2.39m x 2.26m)

Double glazed casement window to side, modern matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, oven, hob, cooker hood, plumbing for washing machine, space for fridge, coved cornice, electric wall heater, power points, laminate flooring.

Bedroom

13' 11" x 9' 10" (4.24m x 3.00m)

Double glazed casement window overlooking rear garden, night storage heater, mirrored wardrobes, coved cornice, power points, fitted carpets.

Bathroom

10' x 4' 8" (3.05m x 1.42m)

Frosted double glazed casement window to side, modern matching suite comprising tiled panel bath with mixer tap, shower attachment and tiled splashback, pedestal wash hand basin with tiled splashback, fitted mirror and light above, low flush wc, cork tiled flooring, coved cornice,

Communal Rear Garden

Plenty of mature evergreen shrubs, conifers, laid to lawn, outside light, double glazed door to communal entrance hall and through to:

Reserved Off Street Parking

LEASE:

Approx. 178 years upon completion

GROUND RENT:

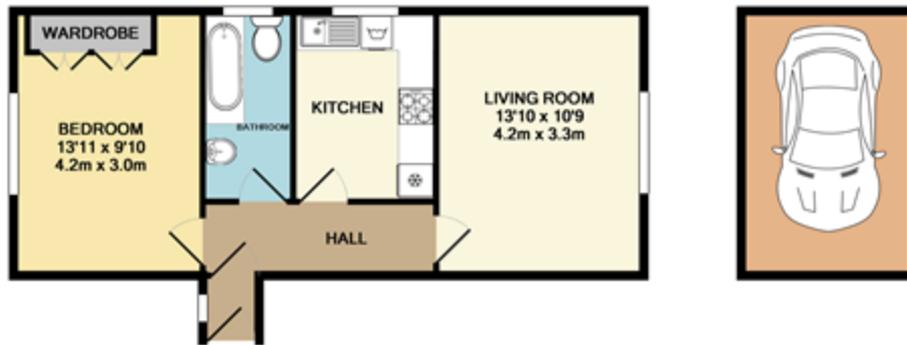
Approx. £40 per half year

MAINTENANCE:

Approx. £1485 per half year including Buildings Insurance, communal lighting and gardening.



FLOORPLAN



TOTAL APPROX. FLOOR AREA 586 SQ.FT. (54.4 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. 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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