

See things differently



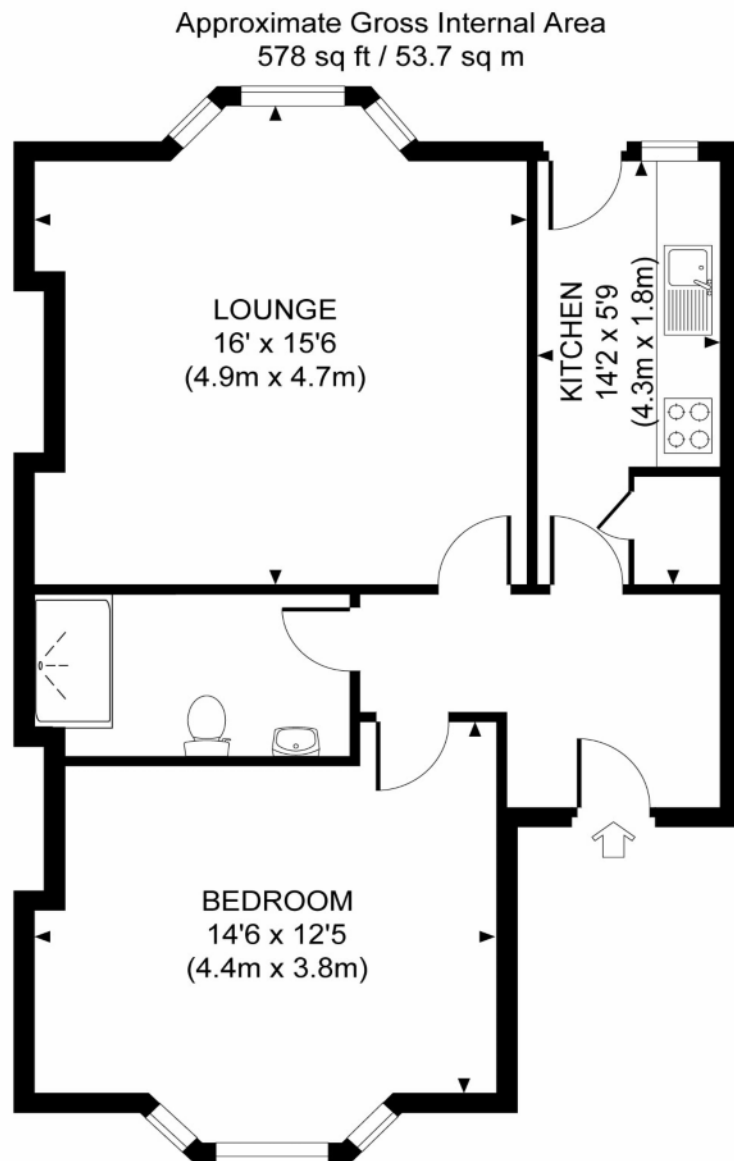
Arranged over the ground floor in the popular Seven Dials area this apartment is spacious, charming and comes with its own approximately 78ft walled garden.

Well proportioned throughout, the apartment has a large drawing room to the rear with working fireplace and high ceilings. The newly exposed floor boards gives the living room a warm and welcoming feel. Next to the living room is the kitchen that leads out into the garden. For the keen gardeners and wildlife lovers, the garden has a small pond and presents the opportunity to house an array of outside living buildings (STPP), due to the length and ample width the garden is.

The modern bathroom with striking tiles and décor has a luxury rain shower and is conveniently set off the hallway next to the bedroom. Moving to the front of the apartment the large bedroom is illuminated with natural light from the large bay fronted window, the lightly decorated walls and wooden floors provide you with clean lines and a homely feel.

The location of Buckingham Place is ideal to reach Brighton station and all the independent and familiar amenities that Seven Dials has to offer. This apartment would be the perfect buy for the London commuter, second home buyer or city dweller.





## At a glance....

- Ground floor flat situated in popular Seven Dials area
- Approxatley 78ft walled garden
- Separate kitchen
- One bedroom
- Modern bathroom
- Central location ideal for Brighton station

Tenure - Share Of Freehold

EPC Rating - D/61

Council Tax - B

Service Charge - Approximately £600 per year

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