



## Dagmar Cottage, Roskild Court, Dagmar Avenue

Guide Price £500,000

3 1

Superbly located close to Wembley Park underground (Bakerloo Line) and close to the local, shops and restaurants that form part of Wembley stadium. Local amenities include a CIneworld, King Edward Park and the popular designer outlet. The area has many local schools including the Lycee International de Londres Winston Churchill and roads link to the North circular. The property is tucked away off Dagmar Avenue in a quiet spot and has three bedrooms and a family bathroom on the first floor. The ground floor has a spacious living/dining room which over looks and opens onto the garden, there is a good sized fitted kitchen and a utility room.

Some modernising may be required and the property has planning for extensions to the side, it currently makes a good family home and is being sold with no forward chain. DB0190

**Floor Area**

883 sq. ft.

**Tenure**

Freehold

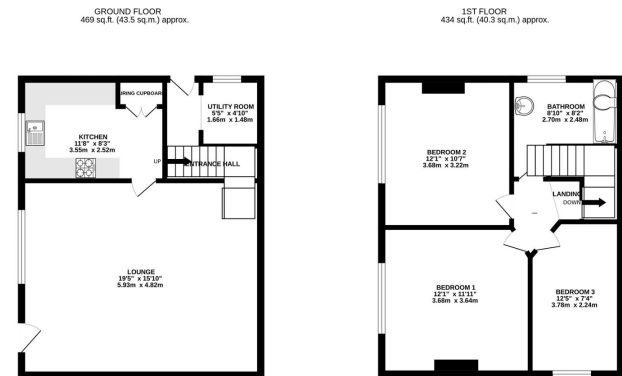
**Service Charge**

£ per annum

**Ground Rent**

£ per annum

- Detached Family Home
- Three Bedrooms
- Utility Room
- No Forward Chain
- 250 metres from King Edward Park
- Potential to extend (planning granted)
- Living/Dining Room
- Side Garden
- 400 metres of Wembley Stadium
- 400 metres of Wembley Central



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

TOTAL FLOOR AREA: 902 sq ft (83.8 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of actual, volumes, values and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and fittings shown here are for information only and no guarantee as to their quantity or efficiency can be given.  
 Issue with Version: 02/24