



Waterfront Apartments, Amberley Road, Maida Vale, W9

Asking price **£850,000** | Leasehold



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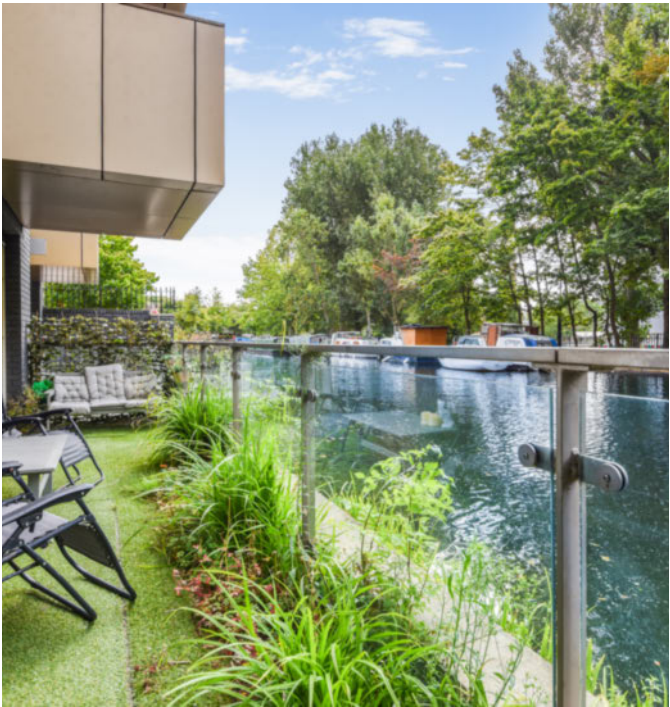
-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Balcony
-  Canal Views
-  Local Amenities
-  Concierge Service
-  0.4 MI Westbourne Park

An elegant, spacious and bright south facing two bedrooms, two bathrooms canal side apartment with a large balcony in a contemporary and sought after development in Maida Vale W9.

The apartment comprises an open plan kitchen/ living room, engineered wood flooring, underfloor heating, modern kitchen appliances, a master bedroom with an ensuite bathroom, a further double bedroom and a bathroom with smart fittings and fixtures. Generous balcony overlooking Regent's Canal.

Residents benefit from concierge services from 8am to 6pm Monday to Friday, access to the exclusive open grounds and communal areas, and transport links from Royal Oak, Warwick Avenue and Westbourne Park underground stations, all within easy reach.

Tenure:	Leasehold (986 years remaining)	Local Authority:	Westminster
Ground Rent:	£400 p.a.	Council Tax Band:	F
Service Charge:	£7,441.30 p.a.	EPC:	B

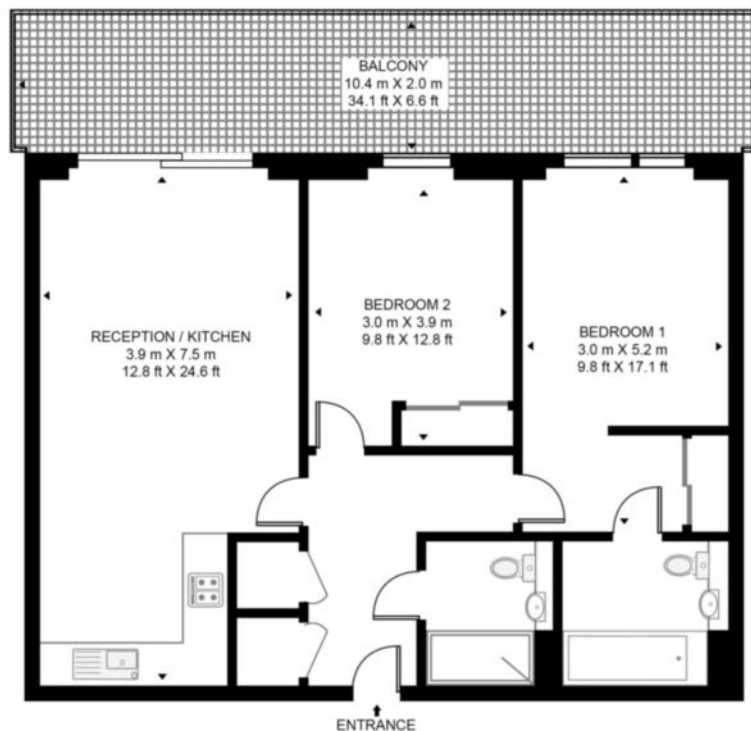


Floorplan

842 sq ft | 78.2 sq m



WATERFRONT APARTMENTS, AMBERLEY ROAD, W9 APPROXIMATE GROSS INTERNAL FLOOR AREA 842 SQ.FT (78.2 SQ.M)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

City & Aldgate

122 Whitechapel High Street, London, E1 7PT

Sales

020 7488 2777 | city.sales@chaseevans.com

We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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