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ESTATES

The Embankment

Nash Mills Wharf | Hemel Hempstead

Nash Mills Wharf | Hemel Hempstead | HP3 9GD

Grover House, The Embankment

Positioned in one of the development's most desirable configurations, this larger and beautifully proportioned two-bedroom apartment offers over 800 square feet of elegant and flexible living space. Set within the highly sought-after Grover House at Nash Mills Wharf, the property treats its residents to a picturesque waterside location along the historic Grand Union Canal.

Upon entering, a welcoming and spacious entrance hall sets the tone for the rest of the home, providing a central hub that flows seamlessly into the primary rooms. The heart of the apartment is the generously sized kitchen and living area—an ideal layout for both relaxed evenings and effortless entertaining, it opens directly out onto a private balcony, overlooking the gardens of the development. The kitchen area provides ample storage and worktop space with the benefit of integrated appliances. The entrance hallway also has a convenient amount of storage space, currently combined as a utility cupboard with a washer dryer and access to the built-in air filtration/ventilation system.

Both bedrooms are well-proportioned and designed with comfort in mind, offering versatile space for furnishings or a dedicated home-office setup. The principal bedroom has the additional benefit of an en suite with shower.

Ideal for professionals and city commuters, the property sits less than a mile from Apsley Mainline Train Station. From here, regular direct trains travel into London Euston in roughly 30 minutes. For motorists, the location provides fast, straightforward access to the A41 bypass, M1 (Junction 8), and the M25, putting major airport links like Luton and Heathrow within easy reach.

This property does come with the benefit of allocated parking.

Viewing by appointment only.



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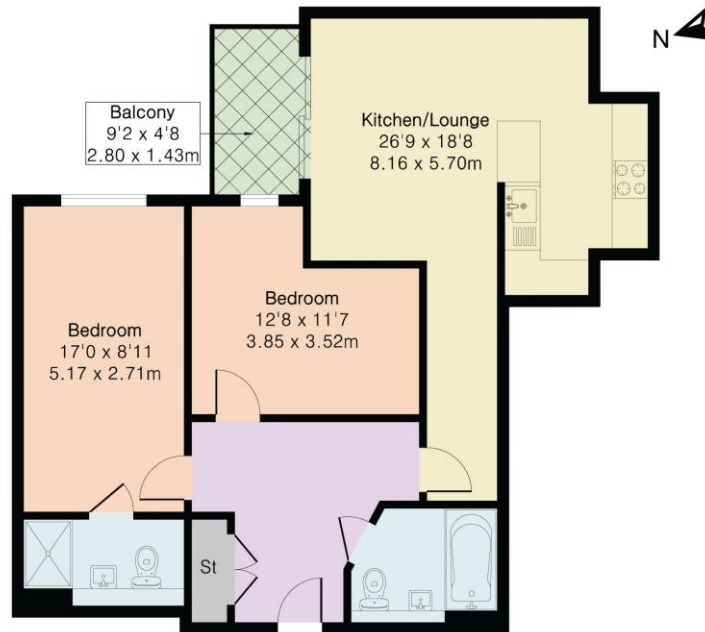


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Approximate Gross Internal Area 811 sq ft - 75 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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