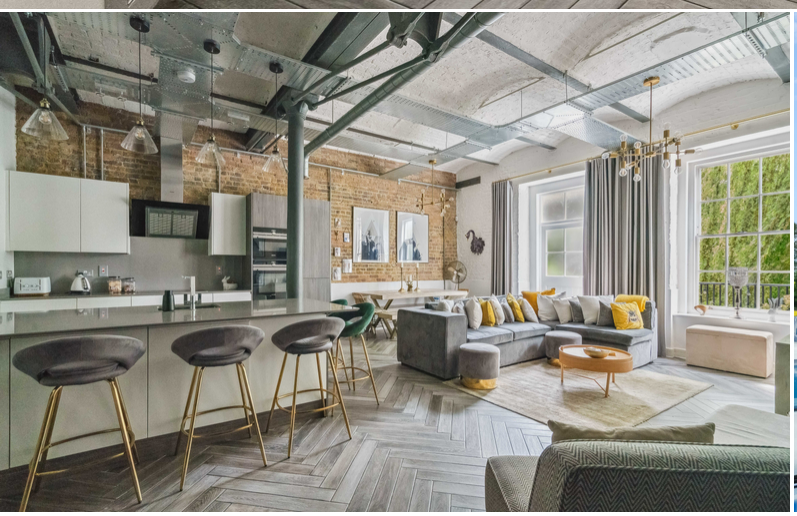
rodgers
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Royal Quay

Harefield, Middlesex, UB9 6FH



£725,000 Leasehold

A unique, and absolutely stunning ground floor canal side apartment extending over some 1400 square feet designed to extremely high specifications and featuring wonderful individually designed interiors, including exposed brickwork and architecturally exposed steel beams and pillars, high vaulted ceilings, and boasting extremely high quality fixtures and fittings designed to complement the amazing architectural features of this beautiful property. The accommodation comprises two en suite double bedrooms, again fitted to the highest of standards, and each enjoying direct access to the wonderful outside terrace, the second bedroom also boasting access to a good size utility/laundry room, and an incredible hallway with fitted storage and opening on to the stunning kitchen/dining/living area again with the highest quality fixtures and fittings, and which again features access to a terrace. The terrace runs the entire length of the property, ideal for outside dining and tranquil evenings spent on a very private part of the canal side with a wonderful willow tree complementing the scenery. Situated in a private residential development in the West of Harefield, within walking distance of the Village Centre, and ideally placed for access to Denham, Rickmansworth, the M25 and onward motorway links. Additionally with two parking spaces, visitors' parking, under floor heating throughout with individual room controls, and a long lease. This outstanding property must be viewed to fully appreciate the amazing designer interiors and the wonderful location.

Entrance Lobby

Audio entry system. Large lobby area leading to the front door of the property and with stairs rising to the apartments above.

Entrance Hall

13' 8" x 9' 10" (4.17m x 3.00m)
The overall measurements for the Entrance Hall when not sectioned off are 33' 6" x 9'10" (10.24m x 3.00m). Entrance is via a wooden front door leading to the amazing hallway featuring wonderful architecturally exposed steel beams and pillars, stone flooring, an exposed brick wine rack area, an expanse of industrial style wardrobes, including one mirrored door, which complement the overall design. Downlighters and ceiling pendant light point, currently boasting designer fittings. Smoke alarm. This huge hallway can be sectioned off by floor to ceiling steel and glass sliding doors, providing a separate optional study area. Door off to Bedroom Two.

Optional Study

Optional Study

19' 10" x 9' 10" (6.05m x 3.00m)
As this area can be sectioned off by steel and glass sliding doors, it has an ideal use as a study. The overall measurements for the Entrance Hall when not sectioned off are 33' 6" x 9'10" (10.24m x 3.00m). The wonderful architecturally exposed steel beams and pillars, and stone flooring continue from the Entrance Hall. Wall mounted display shelving . Downlighters and ceiling pendant light point currently with designer fitting. Further steel and glass sliding doors leading to the unique kitchen/dining/living area. Doors off to Guest Cloakroom and Master Bedroom.

Guest Cloakroom

Fitted with a low level WC with twin flush, and wash hand basin in marble surround and steel frame mounted, with chrome mixer tap. Heated towel rail. Marble storage/display shelf with mirrored wall above. Tiled flooring and skirting boards. Downlighters. Extractor.

Open Plan Kitchen/Dining Area

Open Plan Kitchen/Dining Room/Living Area

23' 10" x 19' 7" (7.26m x 5.97m).
The internal icing on the cake is this wonderful kitchen, dining and living space, once again featuring the architecturally exposed steel beams and pillars, and stone flooring. The kitchen space features a marble topped island with seating, inset with a stainless steel sink with chrome mixer tap, built in dishwasher and storage cupboards and with beautiful hanging pendant lights above. The kitchen area is also fitted with a range of base and eye level units and an expanse of marble work surface inset with a Siemens induction hob with Siemens extractor unit above. Also featuring a stylish in built unit comprising an eye level oven and grill, integrated fridge freezer, and storage space. Downlights and ceiling pendant light point. TV point. Telephone point.

The dining area has ample space for a table and chairs. Downlighters. and ceiling pendant light point.

The living area has TV and broadband points. Downlighters ...

Master Bedroom

13' 9" x 12' 11" (4.19m x 3.94m)
Fully carpeted. Architecturally exposed steel beams. Ceiling pendant light point. Archway surrounding half glazed sealed unit door, with sealed unit windows surrounding, overlooking and opening onto the terrace and Canal. Built In triple wardrobe with mirrored doors. TV point. Telephone point. Door leading to:

En-suite Shower / Wet Room

Fitted with a white suite comprising low level WC with twin flush, pedestal mounted wash hand basin with chrome mixer tap, and walk in shower with screen, oversized rain shower head, and wall mounted shower controls. Tiled floor and walls. Heated towel rail. PIR feature night light with a low level LED light. Sealed unit half opaque glazed sash windows overlooking the terrace and Canal.

Bedroom 2

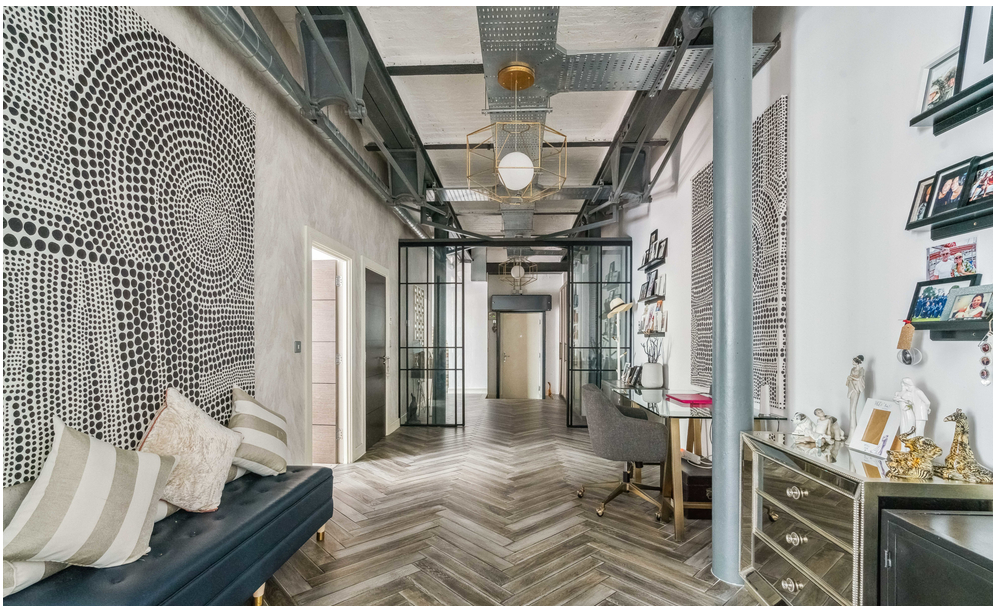
12' 11" x 12' 5" (3.94m x 3.78m)
Fully carpeted. Built in wardrobes with sliding mirrored doors. Half opaque glazed sealed unit door, with opaque glazed sealed unit windows above, leading to the wonderful terrace. Ceiling pendant light point. Raised skirting boards. Architecturally exposed steel beams. TV point. Door leading to:

En-Suite Bathroom

Stunning bathroom beautifully fitted with a low level WC with twin flush, vanity unit mounted wash hand basin with chrome mixer tap, panel enclosed bath with chrome mixer tap, and separate glazed shower cubicle with oversized rain shower head. Fully tiled walls featuring a mirrored wall above a marble storage and display shelf. Tiled flooring. PIR feature night light with a low level LED light. Downlighters. Extractor. Sealed unit half opaque glazed sash windows overlooking the terrace and Canal. Further door to:

Laundry / Utility Room

8' 0" x 6' 6" (2.44m x 1.98m)
Space and plumbing for washing machine and tumble dryer. Wall mounted boiler. Adjustable spotlights to ceiling. Extractor.













Approximate Gross Internal Area = 130.2 sq m / 1,401 sq ft

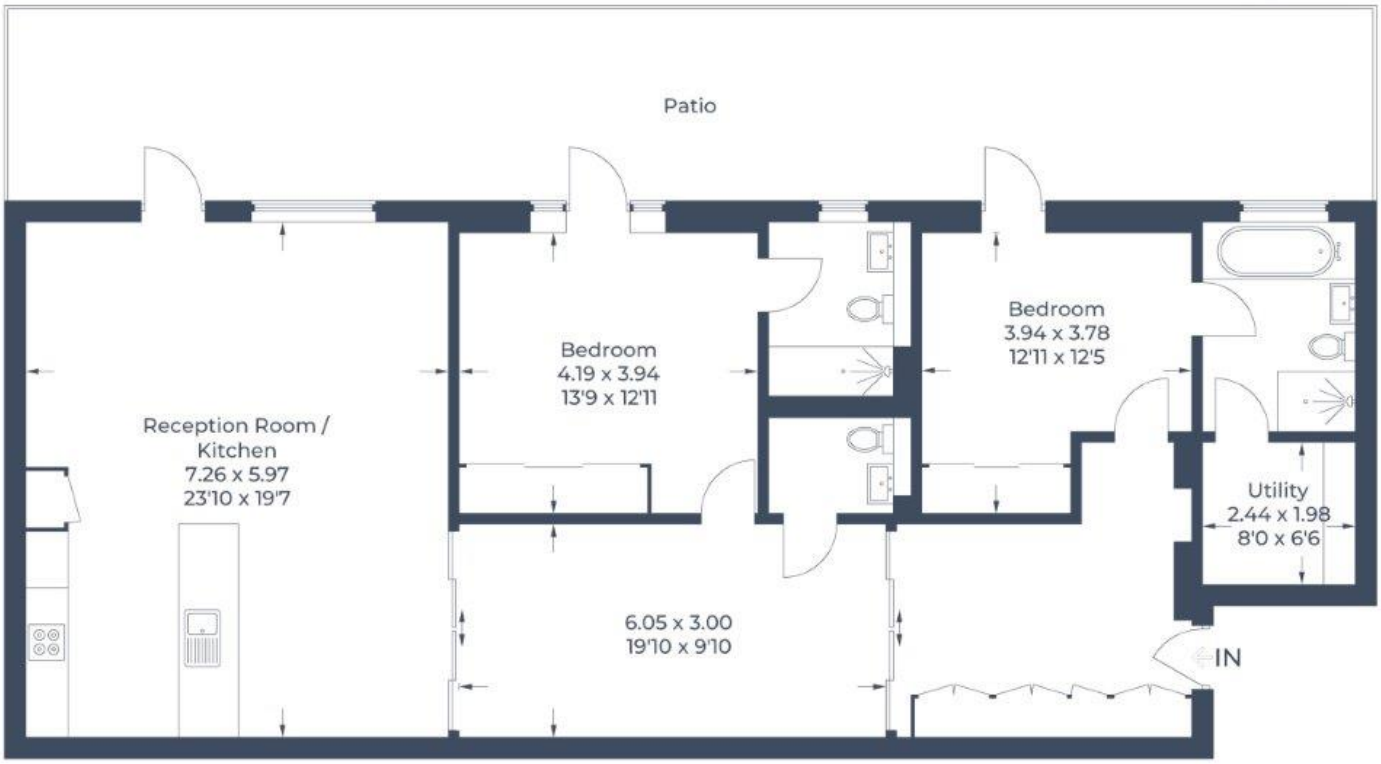
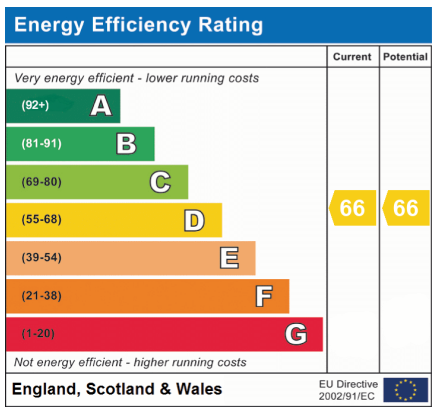


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