



Admiral Walk, London

Canal view flat

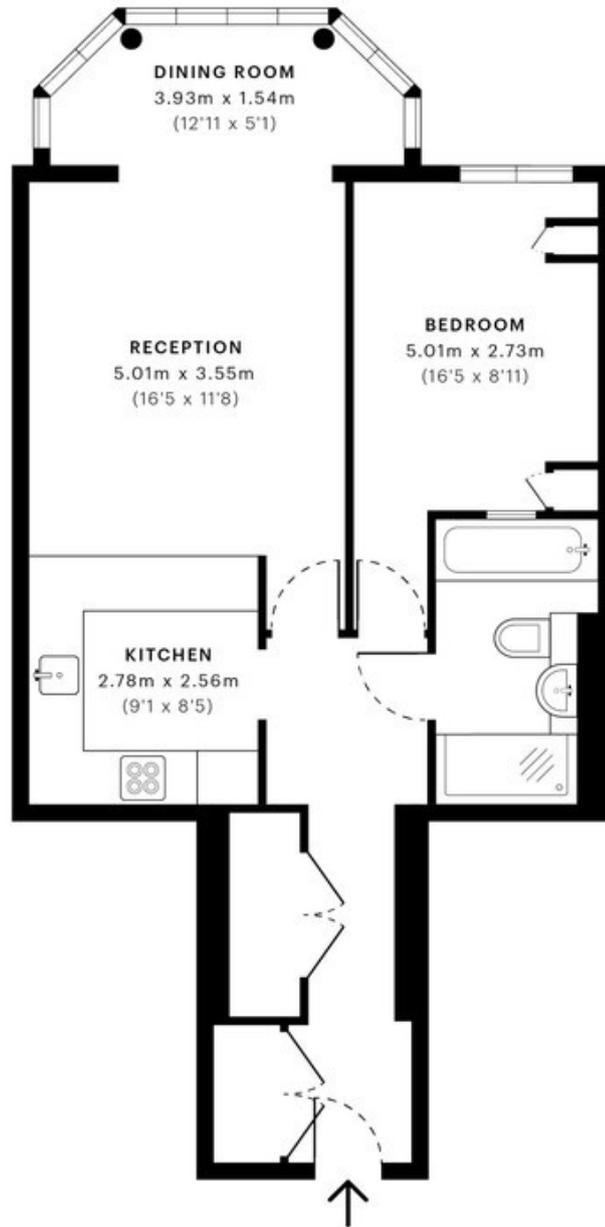
Offers In Excess Of: £530,000

This totally renovated first floor apartment with views over Grand Union Canal is being offered to the market for sale with no onward chain. Set within an exclusive development with 24-hour security, porters and including 2 memberships to the Notting Hill Harbour Club, this substantially sized flat offers a peaceful oasis with direct waterside views in the heart of London. The clever, modern storage solutions and spacious living room with separate bay window dining area offers a fantastic balance of entertaining space with the bright and comfortable private bedroom. Benefitting from a separate laundry room and with a flexible layout, early viewings are strongly recommended on this unique apartment.



- 625 sq.ft Canal view apartment
- Open plan kitchen with granite / appliances
- 24 hour security with front office
- 2 memberships to Harbour club gym
- Recently renovated from top to bottom
- Close to Notting hill / Maida Vale / Westbourne Park stations
- Allocated underground secure parking
- Hyperoptic broadband connected

Located between Westbourne Court and Royal Oak tube stations, and with Little Venice and Bayswater both just a short walk away the flat ensures that the apartment has easy access to a wide selection of excellent transport links and green spaces. Combined with the vast selection of fantastic local shops, restaurants and cafes throughout nearby Portobello Road, Notting Hill and Maida Vale and this canal side apartment makes for an excellent home base from which to explore everything the capital has to offer.



— Ground Floor


GROSS INTERNAL AREA (GIA)
 The footprint of the property
58.03 sqm / 624.63 sqft


NET INTERNAL AREA (NIA)
 Excludes walls and external features
 Includes washrooms, restricted head height
55.31 sqm / 595.35 sqft


EXTERNAL STRUCTURAL FEATURES
 Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft


RESTRICTED HEAD HEIGHT
 Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

Contact us

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Westways



Tenure: Leasehold
Lease Remaining: 95

Gross Internal Area: 625 sq.ft
Service Charge: £4,800
Ground Rent: £200

Local Authority: Westminster City Council
Council Tax Band: E

EPC Rating: TBC

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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