



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

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Entrance

Via communal entry phone system, stairs or lift leading through to the Entrance Hall.

Entrance Hall

A spacious, grand Entrance Hall proving ample storage space, L-Shaped, newly fitted Amtico flooring with a Herringbone finish, handmade oak London bespoke doors, Buster & Punch of London door handles, power points, and switches, access to all principle rooms, high ceilings.

Living Room

5.00m x 4.65m (16' 5" x 15' 3") Spacious, impressive, open plan Living Room/Dining room, recently fitted UPVC double glazed sash windows with fitted plantation shutters, electric therma ribbon radiators, feature chimney breast finished with stone cladding, continuation of Amtico flooring with herringbone finish, open plan through to the Kitchen.

Kitchen

4.65m x 2.39m (15' 3" x 7' 10") A luxury, bespoke, fully fitted Scandinavian design Kitchen with oak handleless base units incorporating drawers, white Macaubas Brazilian marble worksurfaces. Miele & Siemens fridge freezer, induction hob, extractor and oven, power points, and mood lighting.

Bedroom One

4.85m x 4.22m (15' 11" x 13' 10") A spacious double bedroom with newly fitted UPVC sash windows with plantation shutters, continuation of Amtico flooring with herringbone finish, hidden wardrobe behind feature wall, door giving access through to the En-Suite.

En-Suite

Luxury bespoke en-suite supplied by Lusso London, with Italian carrera marble tiles, floating RAK w/c with concealed cistern, marble floating sink unit, freestanding shaped bath recessed marble shelf, high ceilings, front aspect double glazed window.

Bedroom Two

3.92m x 3.02m (12' 10" x 9' 11") A further spacious double room with En-Suite, continuation of Amtico flooring, rear aspect double glazed window, therma ribbon electric heater.

En-Suite

2.80m x 1.40m (9' 2" x 4' 7") Luxury fully tiled suite, Carrara Italian marble tiled quadrant cubicle, floating WC with concealed cistern, free standing marble wash hand basin, high ceilings with mood lighting, smart mirror (bathroom fittings from Treemme Italy), high level window.

Outside

There is residents parking available on a first come, first served basis. Purchasers can go on a waiting list for an underground parking space (which the current vendor has use of)

Material Information

Tenure - Share Of Freehold
Lease: Approx 900 Years unexpired
Maint: £850 Per quarter (includes hot & cold water, Building Insurance, general maintenance & Ground Rent.
Managing Agent: Napier
No Holiday Lets
Long Term Lets Permitted - Yes
Pets Permitted - Under License - Contact Agent
Parking - Yes Permit Parking
Electricity: Mains
Gas: No (but can be connected to the flat)
Water: Mains
Broadband:
Council Tax: D
EPC: D



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