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The Long Room Apartments
Royal Quay, Harefield, Middlesex, UB9 6FE



£400,000 Leasehold

Situated within a prestigious development in Harefield is this stunning and spacious ground floor apartment approaching 1,100 square feet, set in a beautiful waterside location on the banks of the Grand Union Canal. The generously proportioned accommodation comprises of entrance hallway, large living/dining room open plan to the luxury modern kitchen, two double bedrooms and two bath/shower rooms (including four piece en-suite). The property also benefits from gas central heating, double glazing throughout and two allocated parking spaces. No upper chain.

Entrance Hall

Private front door with double glazed opaque panel and double glazed opaque window above leading to the welcoming hallway with fully tiled flooring. Laundry cupboard with Smeg washer/dryer. Storage cupboard housing the water cylinder with further cupboard. Modern wall mounted heater.

Living/Room/ Kitchen

25' 7" x 17' 3" (7.80m x 5.26m) Offering superb open plan living is this extensive lounge/dining and kitchen area with wonderful high ceilings. Two double glazed front aspect sash windows with great views of the canal. Two modern wall mounted heaters. Fully tiled flooring. A superb modern fitted kitchen area boasting Smeg appliances with a great range of wall and base units. The built in Smeg appliances include fridge/freezer, dishwasher, oven, induction hob with extractor above and a combined microwave oven/grill. The kitchen also benefits from a stainless steel sink and drainer unit and wine cooler.

Master Bedroom

14' 7" x 13' 0" (4.45m x 3.96m) Double glazed rear aspect sash window. Built in wardrobe with sliding mirrored doors. Fully carpeted. Modern wall mounted heater. Door to four piece en-suite bathroom.

En-Suite Bathroom

A luxurious modern bathroom with four piece suite comprising of panel enclosed bath, separate walk in shower cubicle with glazed screen, vanity hand wash basin and low level WC. Fully tiled walls and flooring. Heated chrome towel rail.

Bedroom 2

13' 1" x 11' 2" (3.99m x 3.40m) Double glazed rear aspect sash window. Built in wardrobe with sliding mirrored doors. Fully carpeted. Modern wall mounted heater.

Shower Room

Spacious walk in shower cubicle with glazed screen, vanity hand wash basin and low level WC. Fully tiled walls and flooring. Heated chrome towel rail.

Parking

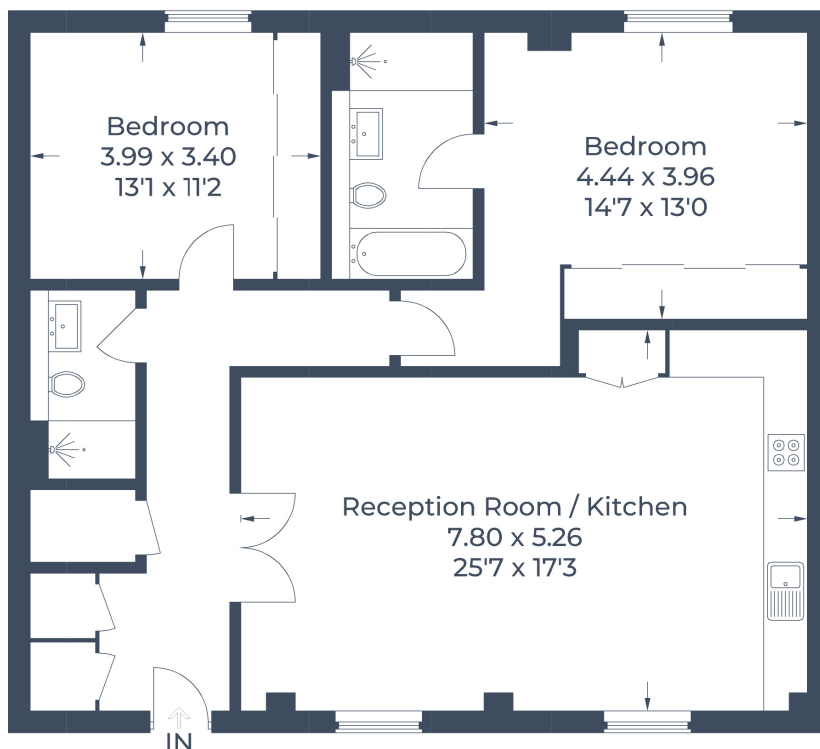
The property also benefits from two allocated parking spaces, one directly outside the property and one in the parking area.

Council Tax

The property is council tax band D, London Borough of Hillingdon.



Approximate Gross Internal Area = 100.2 sq m / 1,078 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	50
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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