

PA
PAUL ALEXANDER
MORTGAGE CONSULTANTS

For all insurance and mortgage needs,
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LONDON'S LOCAL AGENT
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Westworld West Gate London W5 1DT

HATTON ROAD

£450,000

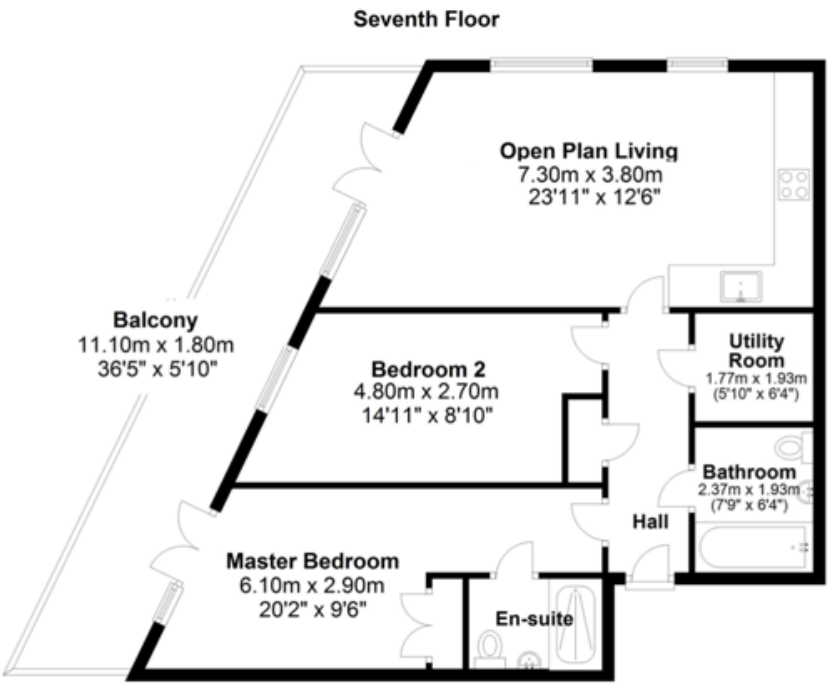
- Two double bedroom apartment with en-suite
- 852 sq ft
- Secured underground parking
- New build apartment
- Lift access and concierge
- Long lease
- Close to a wealth of amenities
- Large Private Balcony with stunning views of the London skyline and canal

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Orchards of London bring to the sales market this spacious and bright two double bedroom apartment located on the 7th floor of Marthworth House, a purpose built apartment complex. The property spans across 852 sq ft and comprises two well sized bedrooms, two bathrooms, one of which is an en-suite, ample storage space and an open plan kitchen/reception room which leads out to a balcony boasting stunning vistas of the London skyline, Wembley

stadium and the canal. Hatton Road is superbly located due to its close proximity to amenities, Alperton Sports Grounds, the canal, superb schooling and transport links. Commuters are near Alperton Underground (Piccadilly line) and Hanger Lane (Central line) whilst motorists are near the A40 and A406.



Total area: approx. 99.5 sq. metres (1070 sq. feet) inc balcony.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A	91	91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	