



Grand Union Close, London

Canal View Flat

Asking Price Of: £625,000

Overlooking the Grand Union Canal, this recently modernised, bright apartment with its own private balcony is being offered to the market chain free. Benefitting from an abundance of inbuilt storage and large windows which flood the flat with light, there is a feeling of openness and space which complement the panoramic views along the canal from the south facing balcony. With the rare luxury of a private parking space in a gated community as well as access to a locked bike store and a long lease, this is a fantastic opportunity not to be missed. Early viewings are strongly recommended.

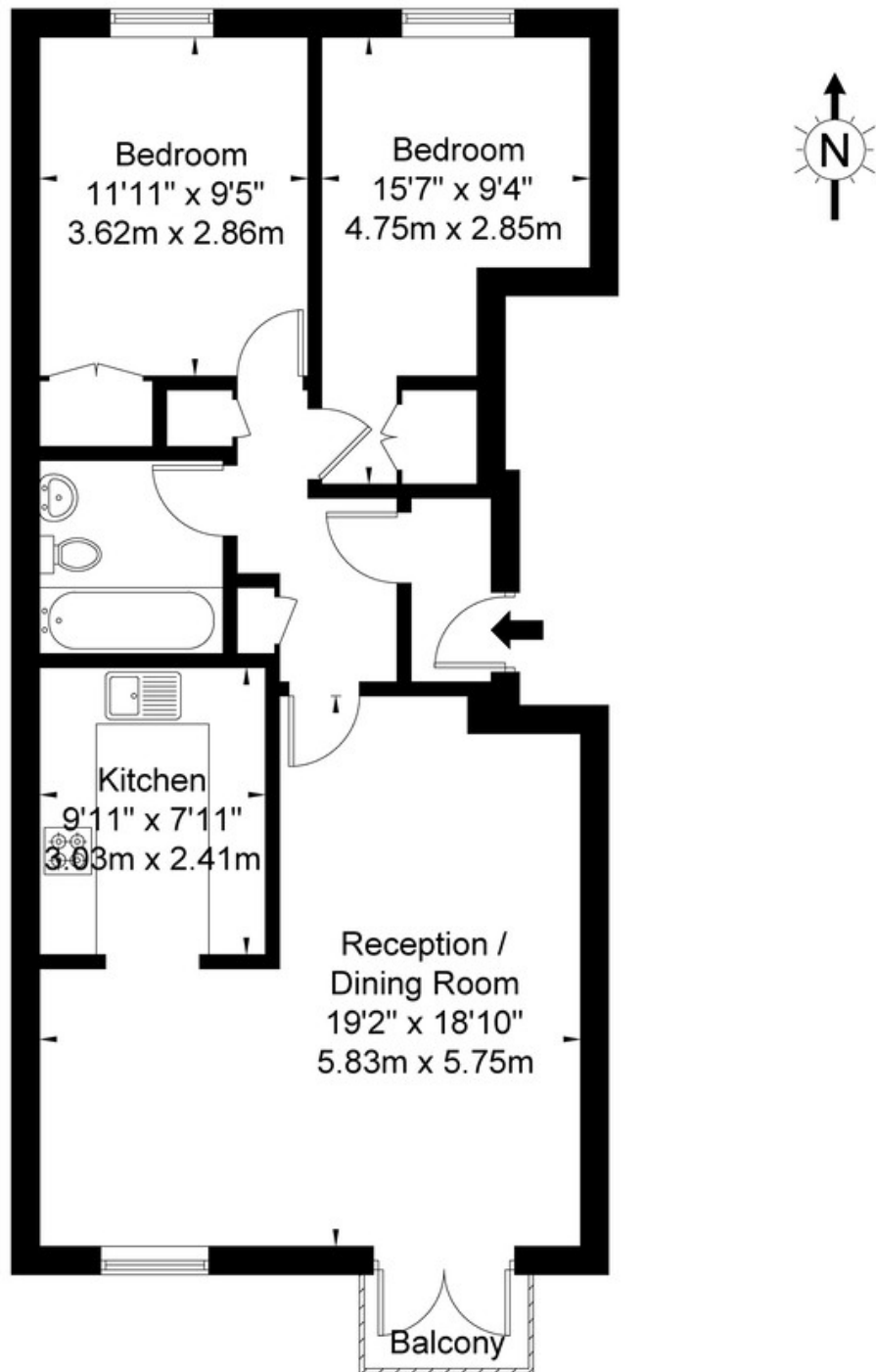


- Two bed apartment
- Private balcony overlooking the canal
- Private, gated, reserved parking
- Recently refurbished
- Long lease
- Walking distance to Portobello Road
- Walking distance to Westbourne Park Station

Situated on the bank of the Grand Union Canal, the flat is perfectly placed thanks to the nearby Westbourne Park Tube station offering an easy link into the centre whilst there is plenty to explore on the doorstep. From nearby Portobello Road and Little Venice to the under half an hour walk away Hyde Park, there is a plethora of world famous attractions to enjoy alongside the excellent array of local shops, restaurants and cafes.

Grand Union Close W9 2BD

Approx Gross Internal Area = 69.1 sq m / 743 sq ft



Third Floor

Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Westways



Tenure: Leasehold

Lease Remaining: 164

Gross Internal Area: 743 sqft

Service Charge: £1,100

Ground Rent: Peppercorn

Local Authority: Westminster City Council

Council Tax Band: D

EPC Rating: TBC

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and 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.