





LEASEHOLD

2 BEDROOMS, 2 BATHROOMS, 1 RECEPTION ROOM

## 2 Bedroom Apartment with Two Balconies, Two Secure Parking Spaces in Royal Waterside, NW10



Set within the architecturally distinctive Royal Waterside development at Lakeside Drive, this impressive two-bedroom apartment offers the perfect combination of contemporary style, comfort, and connectivity in one of West London's most dynamic regeneration areas.

Beautifully designed throughout, the property features generous proportions and a bright dual-aspect layout with two private balconies overlooking landscaped green spaces. The spacious open-plan kitchen and living area centres around a large island—ideal for informal meals or entertaining guests. The fully integrated kitchen is finished with Neff appliances including an oven, hob, microwave, dishwasher, and even a wine cooler.

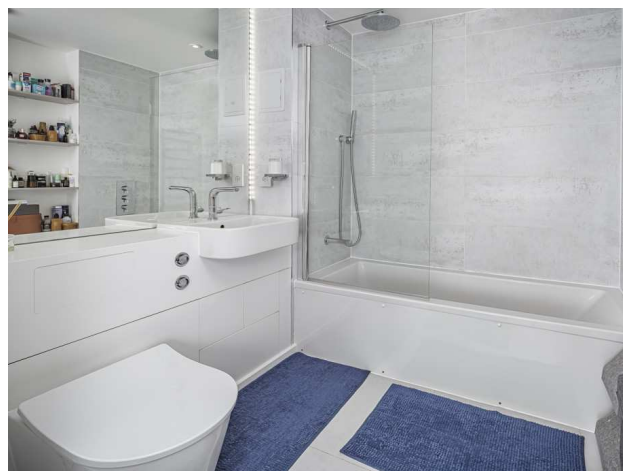
Both bedrooms are sizeable doubles, with the principal suite benefiting from built-in wardrobes, a sleek en suite bathroom, and balcony access. The second bedroom enjoys peaceful views over the communal gardens, creating a calming retreat. A separate shower room, large entrance hallway with ample built-in storage, and a utility cupboard housing a washer-dryer further enhance practicality.

Underfloor heating paired with stylish vinyl flooring ensures year-round comfort, while a secure video entry system, lift access, and gated underground parking provide peace of mind. The apartment comes with two allocated parking spaces, each equipped with an EV charging point.

Residents enjoy a tranquil, community-focused environment with beautifully landscaped gardens, a scenic lake, children's play areas, and dedicated cycle storage—offering an appealing balance of urban living and green open space.







## PROPERTY

BODIAM COURT, LAKESIDE DRIVE, PARK ROYAL,  
LONDON, NW10

### At a glance:

- Dual aspect layout with two large private balconies
- Recently fully renovated to a high specification
- Spacious entrance hall and excellent storage
- Two underground parking spaces with EV chargers
- Landscaped communal gardens, lake, and play areas
- Exceptional transport links via Park Royal (Piccadilly Line) and Hanger Lane (Central Line) stations

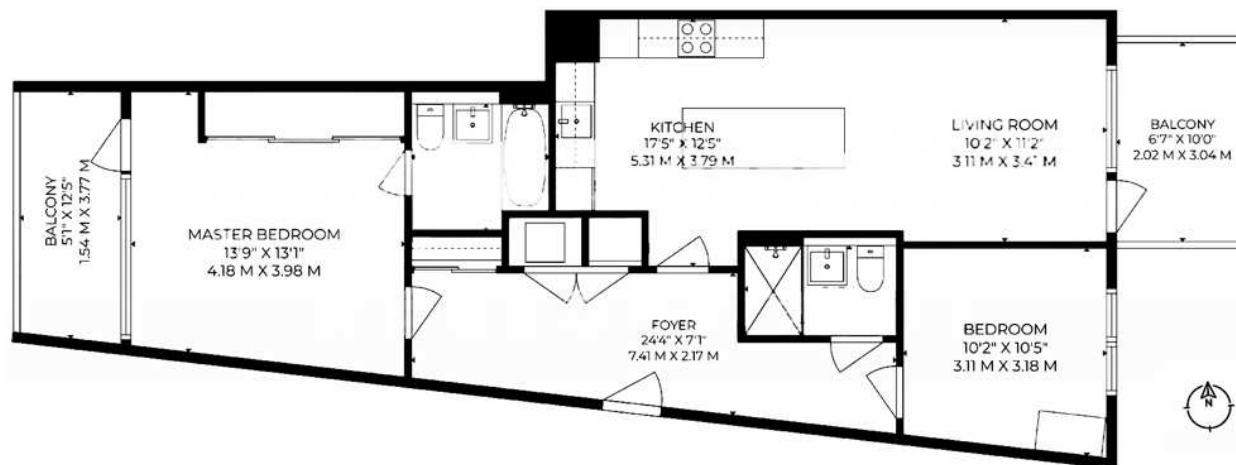
### Other Information:

Lease: 986 years unexpired

Service Charge: £4,360 per annum

Ground Rent: £490 per annum

Bodiam Court, NW10



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Approx. Gross Internal Area 862 sq ft (81 sq m)

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate.