



Essex Park Mews, London, W3 7RJ

£550,000

**WHITMAN & CO.**

SALES · LETTINGS · COMMERCIAL



- Stunning new build apartment
- Kitchens and joinery are bespoke made by HUX London
- South facing balcony
- 10 Year building warranty
- Underfloor heating throughout
- No chain

Tenure - Leasehold (150 Years)  
Ground Rent - £350 pa  
Service Charge - from £1100 pa  
Local Authority - Ealing

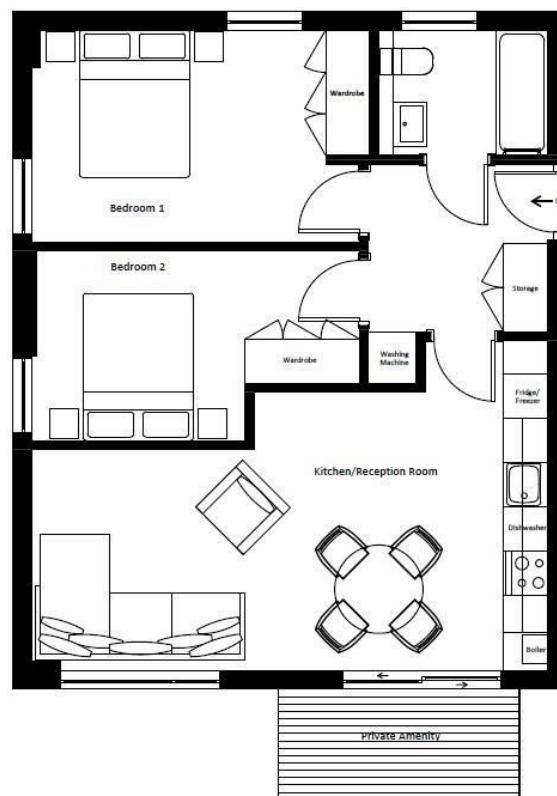
#### First Floor

Kitchen/Reception Room  
7.0x4.5  
23'x14'8"

Bedroom 1  
4.5x2.6  
14'8"x8'5"

Bedroom 2  
4.6x2.9  
15'1"x9'5"

Total Apartment GIFA  
60.86sq m  
655.09sq ft



## THE PROPERTY

HELP TO BUY - A stunning, newly developed two bedroom apartment set within this boutique development of just 9 units. Apartment 4 is located on first floor and comprises; open plan kitchen/reception room with floor to ceiling windows opening on to a South facing balcony, two spacious double bedrooms, luxury bathroom, entrance hall, lift access and underfloor heating throughout.

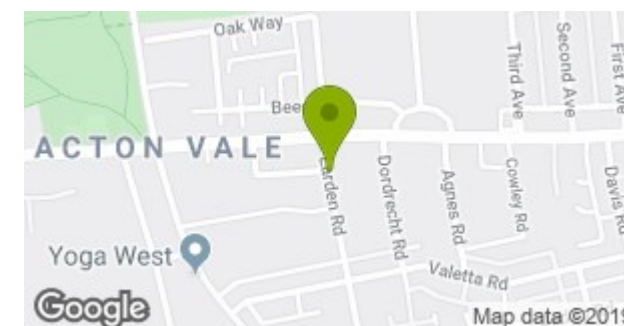
The interior architecture, internal layouts and interior design scheme has been developed by award-winning local design & build specialists Zulufish, who have also overseen the construction. Kitchens and joinery are bespoke made by HUX London, with Bosch appliances and beautiful stone worktops throughout.

Larden Hall is enviably positioned on the postcode borders of Shepherds Bush W12 to the East, Chiswick W4 to the South, and Acton W3 to the West, offering a diverse array of different amenities and delights. Affectionately once known as 'Soap Sud Island', due to its laundry routes serving the fine West End hotels in the 1800's, it is rich in culture, history and vibrancy.

Transport links are excellent. The nearest tube station is Stamford Brook, a short walk away, with Turnham Green and Shepherds Bush also nearby. The London Overground station at Acton Central, and the soon-to-be Cross Rail Station at Acton Mainline, are also within easy reach.

The property is sold with the benefit of a 10 year warranty and a new 150 year lease. No chain.

## SITUATION



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