







- UNFURNISHED OR FURNISHED
- ALLOCATED PARKING SPACE
- FITTED WARDROBES

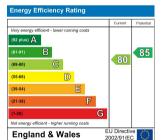
- MODERN DEVELOPMENT
- PRIVATE L-SHAPED BALCONY
- AVAILABLE MID DECEMBER

Balcony **First Floor** Reception Room / Kitchen 9.54m x 3.11m (31' 4" x 10' 2") Bedroom 6.20m x 2.58m (20' 4" x 8' 6") W Total area (approx.): 58.5 sq. m (630 sq. ft) Total balcony area (approx.): 10.5 sq. m (113 sq. ft)

A stunning flat with an allocated parking space, the property has an open-plan kitchen and living area leading to a large private L-shaped balcony and a spacious storage cupboard.

The flat has well-arranged accommodation that offers great natural light from its large windows and beautiful views from its private balcony. An in-person viewing is essential to really appreciate the benefits this property has to offer.

It is located a short walk away from Park Royal station (Piccadilly Line) and Hanger Lane station (Central Line). It further benefits from being close to A40.



		Current	Potential
Very environmentally friendly - low	er CO2 emissions		
(92 plus) 🔼			
(81-91)			
(69-80)		77	77
(55-68)			
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - high	er CO2 emissions		1

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