



Altip Road | | Alperton | HA0 4GJ

As Sole Agents for this property, David Conway & Co are pleased to offer this modern, luxury two bedroom 7th floor apartment overlooking the canal. The property benefits from a contemporary open plan kitchen with fitted appliances, a balcony with stunning views, two double bedrooms, one of which has an en suite shower room. Offered in good condition and chain free

Asking Price Of £355,000

Leasehold



- TWO DOUBLE BEDROOM LUXURY APARTMENT
- 7th FLOOR
- LIFT ACCESS
- VIEWS OVER THE CANAL
- FAMILY BATHROOM & ENSUITE SHOWER ROOM
- 24' (MAX) X 11' LIVING ROOM WITH OPEN PLAN LUXURY KITCHEN
- BALCONY
- OVER 240 YEARS LEASE REMAINING
- WELL PRESENTED THROUGHOUT
- DOUBLE GLAZED & GAS CENTRAL HEATING

Property Description

COMMUNAL ENTRANCE

Upvc double glazed entrance doors with video phone entry system to entrance foyer, lift and stairs to all floors

ENTRANCE HALL

Hardwood door, inset spotlights, video entryphone system, storage cupboard housing washing machine, doors to:-

KITCHEN/DINER

24' 0" (narrowing to 14'1) x 11' 0" (7.32m x 3.35m) Hardwood flooring, upvc double glazed door to balcony with views over the canal, open plan kitchen with a range of modern white gloss wall units with cornice lighting. Matching base units with wood worktops over. Integrated microwave, oven, dishwasher, fridge/freezer, electric hob with extractor over, inset stainless steel sink and tap. Inset spotlights, radiator.

BEDROOM 1

13' x 9' 4" (3.96m x 2.84m) Two upvc double glazed windows, fitted wardrobe, inset spotlights, radiator, door to:-

ENSUITE

Upvc frosted glazed window, fully enclosed shower cubicle, low level w.c., vanity wash hand basin, fully tiled walls, inset spotlights, wood flooring.

BEDROOM 2

9' 10" x 9' 6" (3m x 2.9m) Upvc double glazed window, radiator, inset spotlights.

BATHROOM

Modern three-piece suite comprising bath with shower unit over, dual flush w.c., vanity wash hand basin, ladder style radiator, extractor fan, wood flooring, inset spotlights.

Tenure

Leasehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

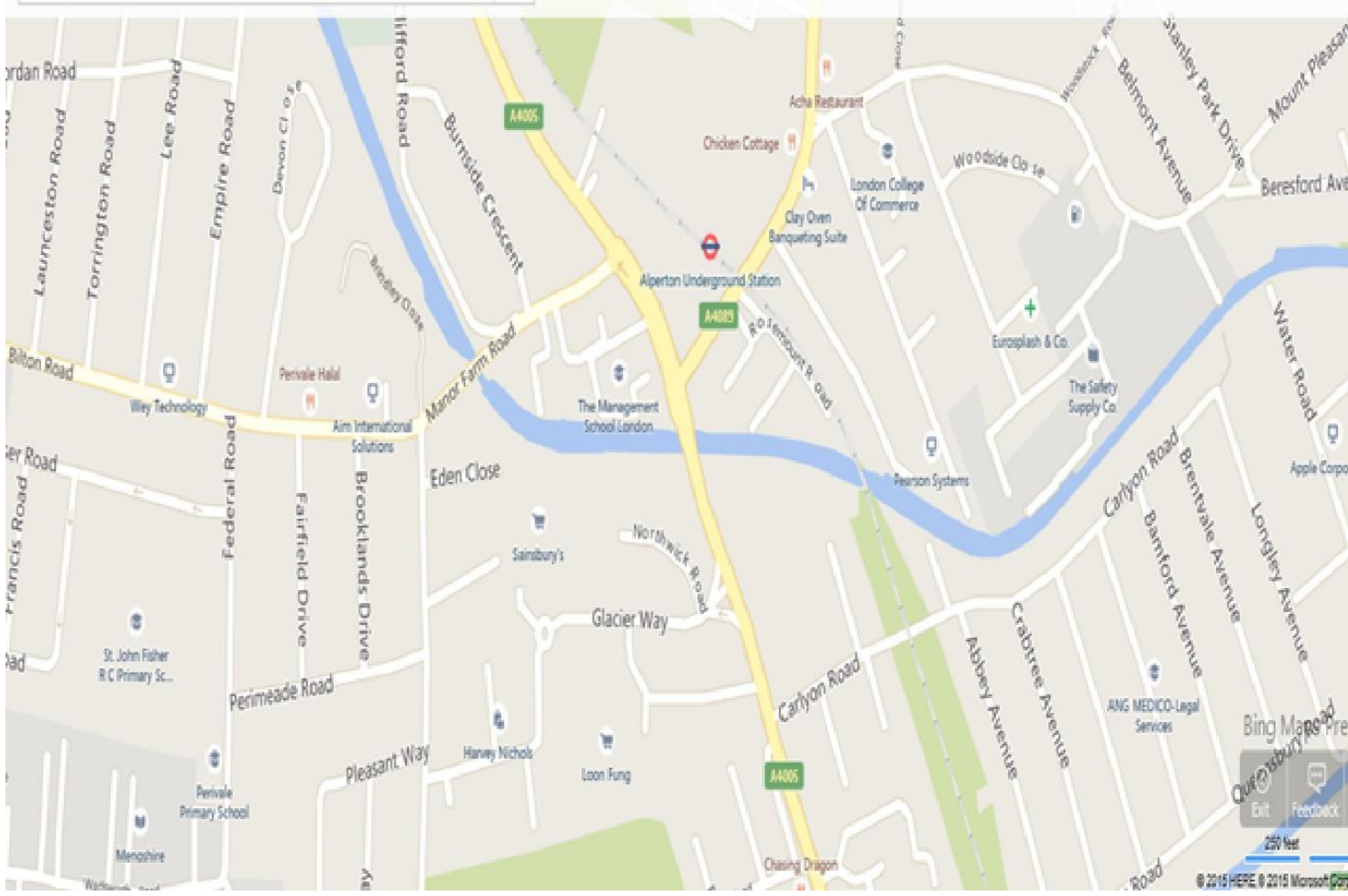
MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor.

We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.





Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current: 82	Potential: 84	

England, Scotland & Wales | EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(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		
Current: 93	Potential: 94	

England, Scotland & Wales | EU Directive 2002/91/EC



269 Northolt Road, South Harrow, Middlesex, HA2 8HS
 Tel: 020 8422 5222 Fax: 020 8422 4221 | www.davidconway.co.uk
info@davidconway.co.uk
[@dconwayandco](https://www.instagram.com/dconwayandco)

