



## Spencer Road, W3

A brand new development of only three apartments. This particular apartment is located on the ground floor, two bedrooms apartment that measures 750 sq. ft and has the benefit of its own private courtyard.

Please note pictures used in any advertorial of this development are computer generated images (CGIs).

Spencer Road is a development of just three apartments and built under a contemporary style. There is a selection of one & two bedroom flats. Each apartment will be sold with the benefit of a share in the building's freehold and residents can appoint their own managing agent once all apartments have been sold.

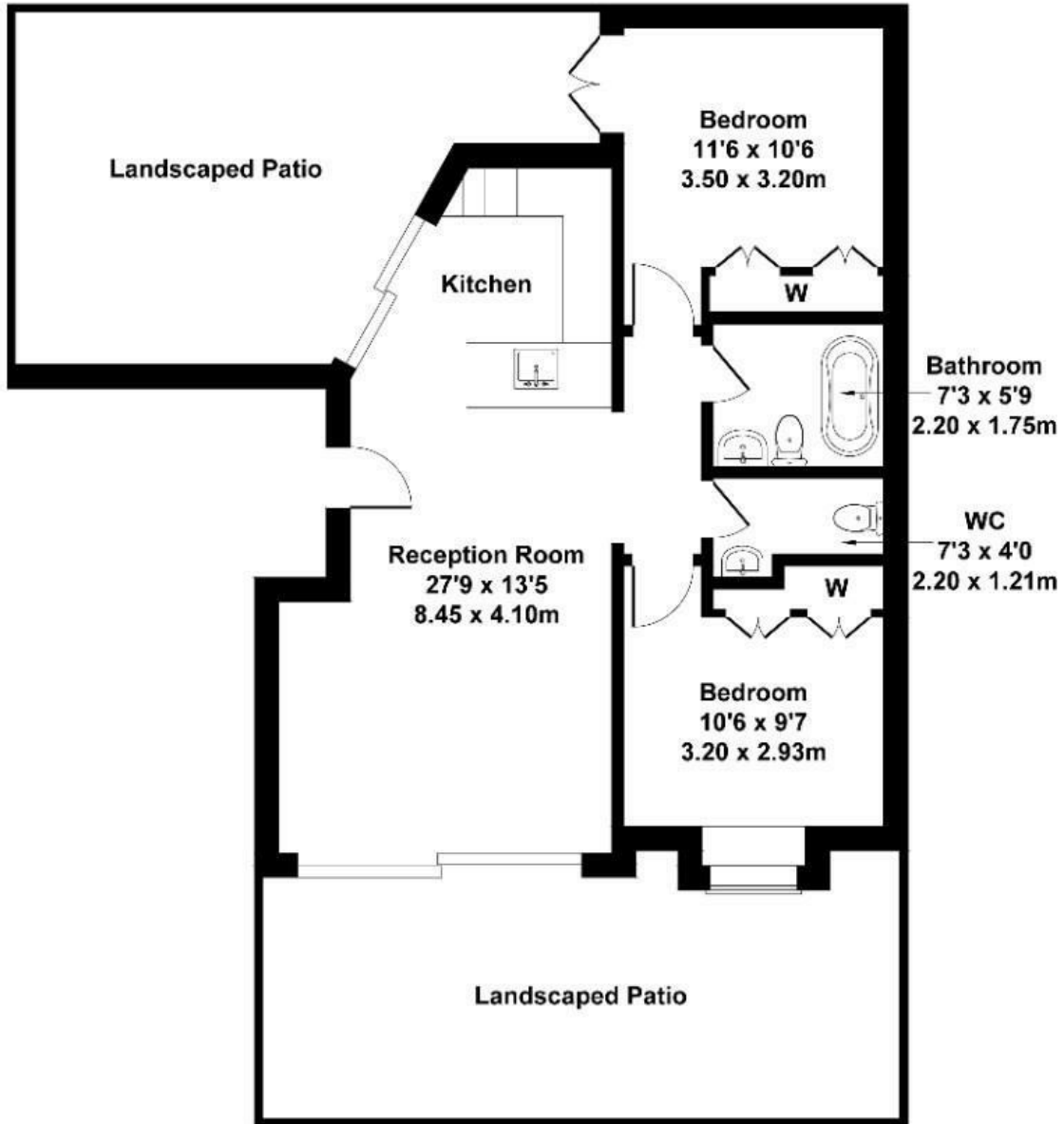
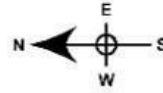
The building has been developed to provide a contemporary environment for living and entertaining with the added benefit of a multi year warranty. Under the conditions of building regulations the electrics, energy efficiency and sound insulations have to meet the highest of contemporary standards.

- Brand new development
- One of only three apartments
- 999 Year leases
- Share of freehold
- Two bedrooms
- Luxury kitchen and bathrooms
- Close to transport links
- 10 Year new homes warranty

£600,000

# Spencer Road

Approximate Gross Internal Area  
750 sq ft - 70 sq m



## GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

| Energy Efficiency Rating                           |                            | Current | Potential |
|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |         |           |
| (92 plus) <b>A</b>                                 |                            |         |           |
| (81-91) <b>B</b>                                   |                            |         |           |
| (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>                                    |                            |         |           |
| <i>Not energy efficient - higher running costs</i> |                            |         |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |         |           |