



Waterfront Apartments, London, W9

Asking Price £1,600,000



Perched along the banks of the Grand Union Canal & next to Little Venice, this 3 bedroom Penthouse apartment boasts panoramic views through its floor-to-ceiling windows, welcoming an abundance of natural light that dances upon the elegant wood floors throughout.

Step inside to discover a remarkable open-plan layout, seamlessly blending a modern, fully integrated kitchen with a chic dining area and a cosy living space. This inviting expanse unfolds onto a generous wrap-around roof terrace offering inspiring views.

The master bedroom can be found on the upper level, adorned with built-in cupboards and a luxuriously spacious en-suite bathroom, providing a serene retreat. Two additional double bedrooms are found downstairs, each adorned with built-in storage. One of these bedrooms features its own en-suite shower room while the other has use of a separate shower room / guest toilet.

Nestled within the contemporary confines of the Amberley Waterfront Apartments, this residence is part of a secure gated development offering off-street parking, a dedicated porter and a lift.

Situated mere moments from local amenities and boasting proximity to excellent transport links, it promises a lifestyle of modern comfort and convenience.

- Waterside duplex Penthouse
- Canal views
- Concierge
- Next to Little Venice
- Ground Rent: GBP500 pa
- Expansive roof terrace
- 3 bed, 3 bath
- Secure underground parking
- Service Charge: GBP8,500 pa
- Great location





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	



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