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# Blackwell House, The Embankment, Nash Mills Wharf, HP3

Offers Over £330,000

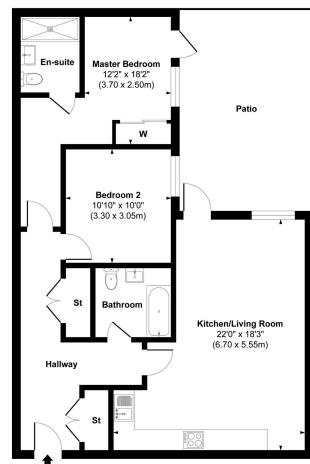
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- Secure Allocated Undercroft Parking & Additional Permit Parking
- Master Bedroom With En-suite Shower Room
- Walking Distance Of Apsley & Kings Langley Mainline Train Stations
- Spacious & Stylish Accommodation
- EPC - B
- Private Terrace / Patio With Direct Access Onto Communal Gardens
- Open Plan Reception Kitchen/Dining Room
- Rarely Available Larger Than Average Two Double Bedroom Apartment
- Family Bathroom
- 1st Floor



A larger-than-average, well-presented two double bedroom, two bathroom (1 en-suite) apartment with private terrace, secure undercroft parking and excellent commuter links, set within the highly sought-after Nash Mills Wharf canal-side development.



Approx. Gross Internal Floor Area 871 sq. ft / 80.92 sq. m.  
This floorplan is intended for illustrative purposes only and should be used as a general guide. All measurements are approximate and not to scale.  
Exact dimensions should be independently verified.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	87
(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 2002/91/EC	