



HENRY  **WILTSHIRE**

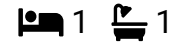
www.henrywiltshire.co.uk

Henry Wiltshire Limited Company Registration No. 07120440 VAT Registration No. 994 397 354

Registered Office: 2 Laybourne House, Admirals Way, Canary Wharf, London, United Kingdom E14 9UH

Block B, Apartment 2001 Local Crescent, 4 Hulme Street

Guide Price £325,000



Local Crescent, Hulme Street by Salboy offers the next level in resident features, with on site **GYMNASSIUM, HEATED INDOOR SWIMMING POOL, JACUZZI, SOLARIUM, LAUNDERRETE** plus **RESIDENTS LOUNGE & CINEMA ROOM!** The development also offers further amenities such as **ROOFTOP GARDEN, COURTYARD GARDEN** and **BIKE STORAGE!**

On entering the apartment it feels extremely bright and spacious thanks to the dual height ceiling to the living area which goes into the bedroom too. A well appointed kitchen with integrated dishwasher, oven, hob, extractor, fridge freezer and washing machine is open to the living space which in turn leads to a balcony running the length of the apartment. The bathroom is finished to a high standard with a three piece suite in white with shower over the bath. A storage cupboard is accessed by the living area.



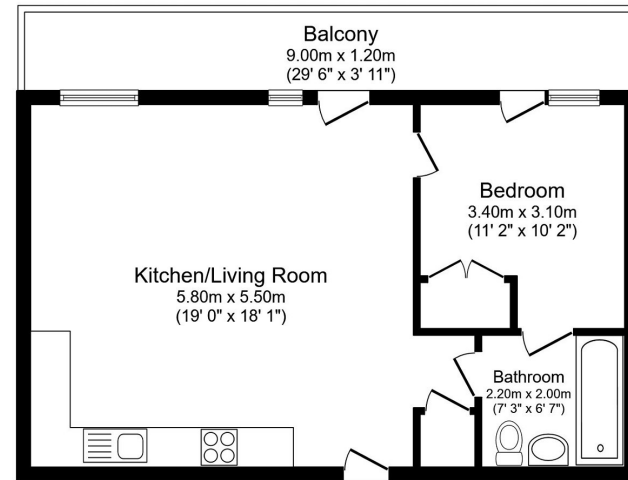


Floor Area
533 sq. ft.

Tenure
Leasehold

Service Charge
£1871 per annum

Ground Rent
£250 per annum



Total floor area 49.5 sq.m. (533 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for Henry Wiltshire. Powered by www.focalagent.com

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

UK Offices | Canary Wharf - E14 | Nine Elms - SE1 | Royal Docks - E16 | Bow - E3 | Hayes, Middlesex - UB3 | Manchester - M2

International Offices | Dublin | Abu Dhabi | Hong Kong | Singapore

