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# KINGS LANGLEY ESTATES

S A L E S   &   L E T T I N G S

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LONGMAN HOUSE, THE EMBANKMENT, NASH MILLS WHARF,  
HEMEL HEMPSTEAD, HP3 9GH

[WWW.KINGSLANGLEYESTATES.CO.UK](http://WWW.KINGSLANGLEYESTATES.CO.UK)



**Kings Langley Estates are pleased to offer this immaculately presented first floor apartment situated in Nash Mills Wharf, Canalside development. This truly tranquil, semi-rural setting enables a lifestyle to have the best of all worlds from peace with country walks to being only a ten minute walk to the mainline station, giving easy access to the high life of London. Other amenities including the lively Apsley Marina, restaurants and Sainsburys are all on the doorstep as well as being just a short distance from Kings Langley, the M1 and M25.**

**The accommodation - Entering through the front door is a spacious entrance leading to the inner hallway, two well proportioned bedrooms, en suite shower room, bathroom and an open plan living room / kitchen. The patio doors open onto a private terrace overlooking the communal courtyard. The Location - The property is situated between Kings Langley and Hemel Hempstead, surrounded by protected Greenbelt countryside. The village centre is a short distance away with its selection of shops, restaurants, public houses and transport links including Apsley station a mere 15 minutes' walk from the property. A wider array of shopping, entertainment and recreational facilities are located nearby in Hemel Hempstead and Watford, with the Harlequin Centre boasting a wide range of the leading retailers. The nearby mainline railway station at Apsley offers fast commuter services to Central London as well as further North to Birmingham, and nearby M25 provides fast access to Heathrow and Luton Airports and the National Motor way Network. The local countryside offers a plethora of leisure activities with the highly regarded Shendish Manor golf course on your doorstep. Viewings come strongly advised via the owners Sole Agents.**

**360 Tour: <https://view.ricoh360.com/c093a7e9-bfaf-4df0-ba05-51de55946c58>**

**Video: <https://vimeo.com/1092524121>**

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**KINGS LANGLEY  
ESTATES**  
SALES & LETTINGS

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“My company was established in the Village in 2019. From the hard work & founding principles then - and both aspects have very much remained true to today - we quickly grew to become an award winning company in the local area. Our record in consistently handling the selling & Letting of properties brought to the market has been particularly impressive with a consistency demonstrable track record.”

*D Freeman*  
DAVID FREEMAN  
DIRECTOR





**DACORUM - COUNCIL TAX BAND D**

**EPC - C RATING**

**VIEWINGS BY AN APPOINTMENT ONLY**

**PRICE UPON APPLICATION**



**Kings House Business Centre, Home Park Estate, Station Road, Kings Langley, WD4 8LZ**

**Tel: 01923 947373**

**[kingslangleystates.co.uk](http://kingslangleystates.co.uk)**

Kings Langley Estates wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No employee of the company has authority to make or give and representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.