



116, Bodiam Court, 4 Lakeside Drive, Park Royal, London, NW10 7GD  
Asking Price Of: £625,000



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## DESCRIPTION

Modern three bedroom with two bathrooms, plentiful storage, underfloor heating set on the second floor of this fantastic development in Park Royal. The property is within walking distance of Piccadilly and Central Line stations. With secure underground parking, motorists will have easy access to A40 with 15 minutes' drive to Central London.

## KEY FEATURES

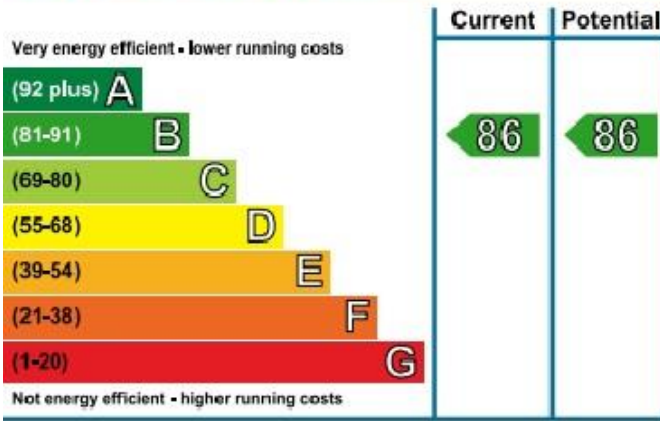
- Gated Parking
- Secured development
- Covered Balcony
- Plentiful storage
- Guest parking
- Communal gardens
- walking distance to Park Royal



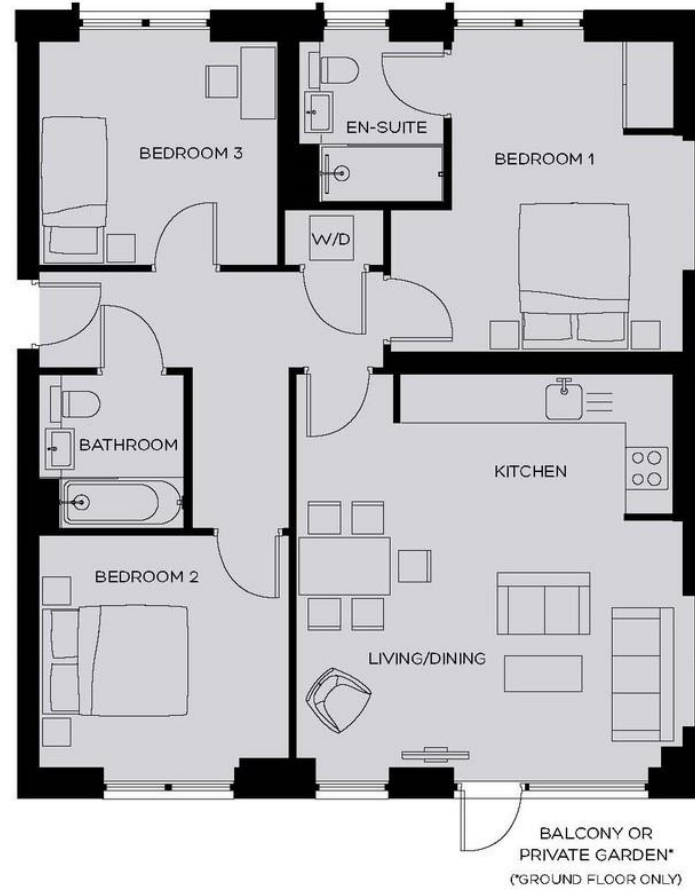




## Energy Efficiency Rating



## 3 BEDROOM APARTMENT



### ADDITIONAL INFORMATION

**Tenure:** Leasehold

**Local Authority:** Brent London Borough Council

Living/Dining	5.35 m x 3.43	17' 07" x 11' 03"
Kitchen	3.88 m x 2.02 m	12' 09" x 6' 08"
Bedroom 1	4.29 m <sup>†</sup> x 3.20 m	10' 06" x 14' 01"
Bedroom 2	3.46 m x 3.21 m	11' 04" x 10' 06"
Bedroom 3	3.30 m x 3.09 m	10' 10" x 10' 02"
<b>Total Area</b>	<b>88.8 sq m</b>	<b>956 sq ft</b>
Balcony	2.64 m x 1.98 m	8' 07" x 6' 06"
Private Garden*	9.15 m x 3.70 m	30' 02" x 12' 02"

Measurements marked with <sup>†</sup> are maximum dimensions.

Floorplans and room layouts of Royal Waterside are indicative only based on documents correct at time of going to print and will be subject to review and optimisation.

All areas and dimensions have been taken from architects plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

