



**Tentelow Lane, Norwood Green, UB2 4FD**  
**Guide Price £257,500**

**DBK**  
ESTATE AGENTS



## Tentelow Lane, Norwood Green, UB2 4FD

### Guide Price £257,500

Nestled within a contemporary gated development, this elegant second-floor apartment offers a harmonious blend of modern comfort and tranquil surroundings situated along the Grad Union Canal.

Upon entering the apartment block, you'll be greeted by the convenience of lift access ensuring effortless transportation to your apartment.

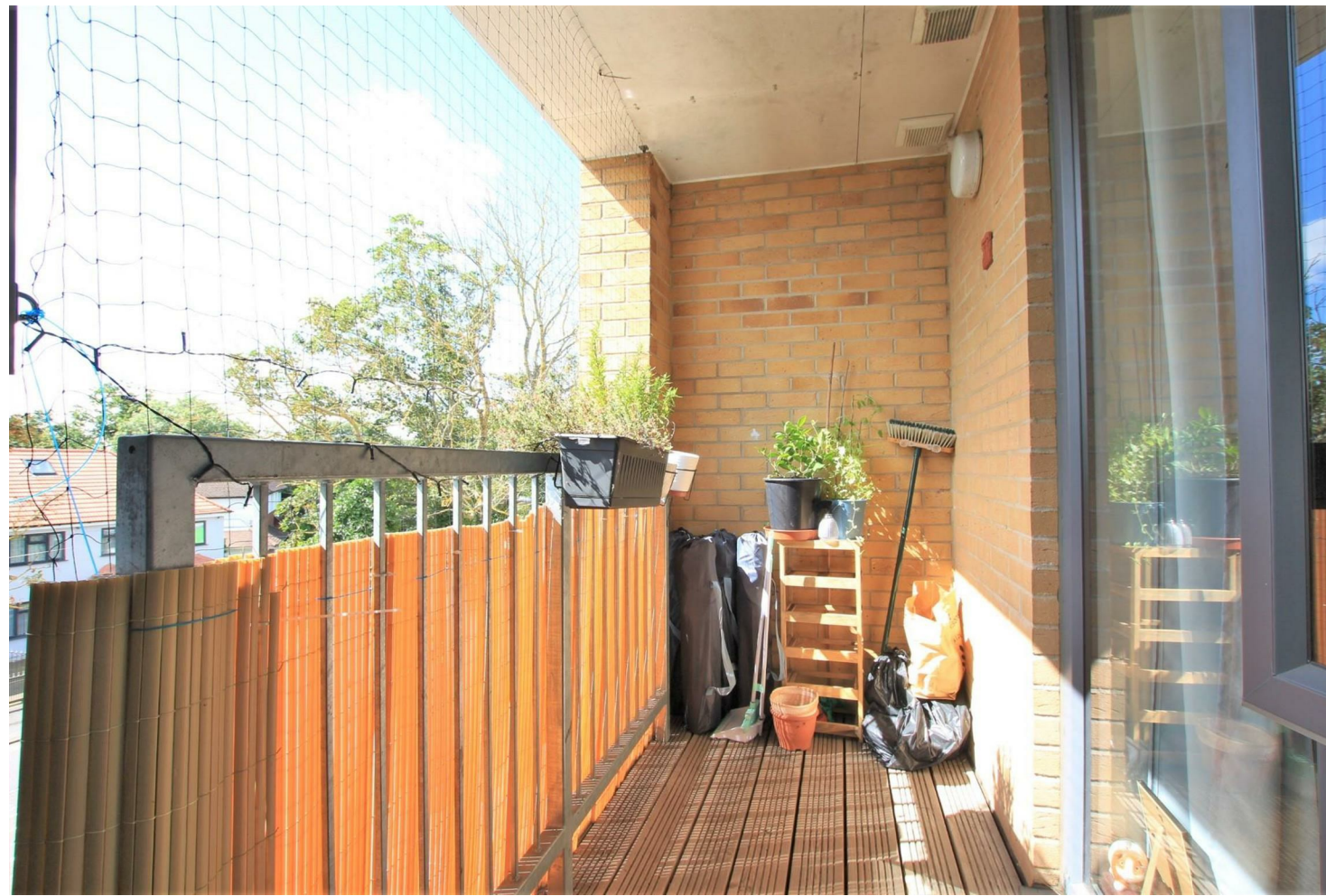
The spacious bedroom complete with built-in wardrobes offers a cosy retreat, while the stylish kitchen with integrated appliances seamlessly connects to the open-plan living area. This layout creates an ideal space for entertaining guests or simply enjoying relaxation with a sense of openness.

A fashionable family bathroom suite adds a touch of luxury providing a rejuvenating space to unwind. Ample storage is at your disposal with a dedicated storage cupboard enhancing the apartment's functionality and organisation.

The property offers secure gated allocated parking ensuring your peace of mind and easy access to your vehicle. With a lease of 90 years, this apartment presents a solid foundation for comfortable living and lush gated communal gardens provides a serene backdrop to your daily life.

## Key Features

- Modern Gated Development
- Gated Communal Gardens backing onto Grad Union Canal
  - Second Floor Apartment with Lift Access
    - One Bedroom with Built in Wardrobes
  - Stylish Kitchen with Integrated Appliances + Open Plan Living Area
    - Fashionable Family Bathroom Suite
      - Storage Cupboard
    - Secure Gated Allocated Parking
      - 90 Years Lease
    - Hanwell Station 1.3 miles



**Lease**  
99 years from September 2013

90 years remaining

**Service Charge**  
£1,285.20 per annum

**Ground Rent**  
£199.92 per annum

**Parking**  
One allocated parking space (behind secure electric gates)



484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (44.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	83
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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