

David Doyle

 **MAYFAIR**
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**63 Evans Wharf
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Guide Price £410,000 Leasehold



This outstanding 3 double bedroom duplex penthouse apartment has stunning views overlooking Apsley Lock Marina and is conveniently located for local shops, schools, amenities and main line station with links to London Euston. The property provides stylish and spacious accommodation, with a generous and welcoming entrance hall with a spiral staircase leading to the first-floor master bedroom. The property comprises an open plan lounge / dining room with impressive vaulted ceiling and a Cathedral style window. The fitted kitchen has recently been extended with a range of complimenting units and also benefits from integrated appliances, including integrated dishwasher and washing machine. The property has 3 double bedrooms, all with built-in wardrobes. A family bathroom. The Master Bedroom benefits from having an ensuite Shower Room. The gallery landing overlooks the main living area and benefits from the stunning views from the Cathedral style window. This space would make an ideal office space. The property benefits from two parking permits and gas central heating throughout. NO UPPER CHAIN.

`Apsley village` is a favoured residential area with a delightful village feel and excellent local schooling and a good selection of shops and other amenities. For the commuter the village benefits from its own main line railway Apsley Station, only 0.2 miles away, with trains to London Euston. Whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.

Stunning three bedroom penthouse

Popular Apsley Lock Marina location

Master bedroom with ensuite shower room

Gallery landing overlooking the lounge / dining area

Fitted Kitchen

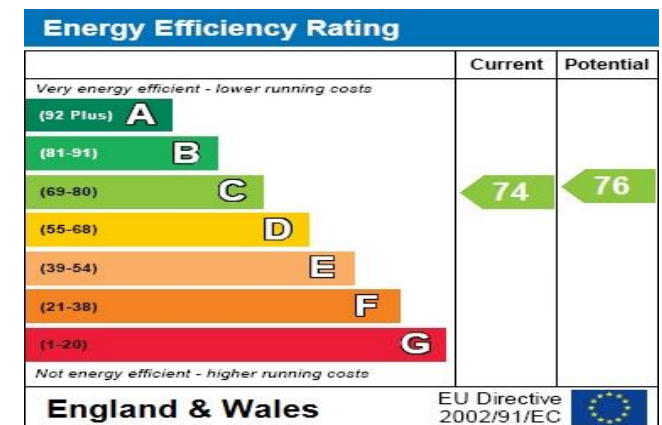
Family Bathroom

Open plan lounge with vaulted ceiling

Two parking permits

Gas central heating

No upper chain



**David
Doyle**

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Call **01442 248671** to arrange a viewing or register an interest



Approximate total area⁽¹⁾

1308.34 ft²
121.55 m²

Reduced headroom

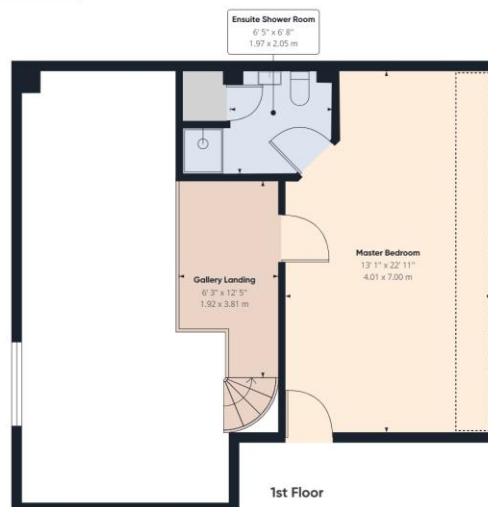
55.77 ft²
5.18 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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