



## 40 Grover House The Embankment, Nash Mills Wharf, Hemel

Guide price £300,000

- Two Double Bedrooms
- Underground Parking
- Walking Distance to Apsley Station
- Two Bathrooms
- No Onward Chain
- Great Amenities Nearby
- Partial Canal Views
- Professionally Cleaned

# 40 Grover House The Embankment, Hemel Hempstead HP3 9GD

Guide Price £300,000 - £325,000. Experience refined canal-side living in this exquisite fourth-floor residence, perfectly positioned within an exclusive modern development overlooking the tranquil Grand Union Canal. This exceptional apartment has been meticulously designed to offer a sense of space, elegance, and sophistication throughout.

A grand entrance hall introduces the home, setting the tone for the high-end finishes that follow. The expansive open-plan living and dining area is flooded with natural light from dual floor-to-ceiling windows, creating a serene and uplifting ambience. From here, step out onto the impressive west-facing balcony—a generous private retreat offering captivating sunset views over the water.

The designer kitchen is beautifully crafted in a sleek, handleless contemporary style and complemented by a full range of premium integrated appliances, making it as functional as it is visually stunning.

Both bedrooms are luxuriously appointed doubles, with the opulent master suite featuring its own en-suite shower room and further floor-to-ceiling glazing that enhances the sense of calm and space. A beautifully finished family bathroom, fully tiled in a modern, elegant palette, adds to the home's refined aesthetic.



Council Tax Band: C



## Area Guide

Apsley, a charming and highly desirable suburb of Hemel Hempstead, is renowned for its excellent transport links, waterside living, and vibrant community atmosphere. Perfectly situated between the bustle of London and the tranquility of the Hertfordshire countryside, it offers residents the very best of both worlds.

**Lifestyle & Amenities** - Apsley is home to a wide range of local amenities, from everyday conveniences to leisure and dining. The area is particularly known for Apsley Marina, a picturesque waterside setting with popular pubs, cafés, and restaurants—perfect for riverside dining or weekend relaxation. The nearby Retail Park offers major brands and supermarkets, while charming local shops add to the village feel. Families will find well-regarded schools, green spaces, and a welcoming community spirit.

**Transport & Connectivity** - Apsley enjoys superb transport connections, making it a sought-after location for commuters. Apsley Train Station offers direct services to London Euston in around 30 minutes, while the M1, A41, and M25 are all within easy reach for those travelling by car. This blend of convenience and accessibility makes Apsley a popular choice for both professionals and families.

**Education** - The area benefits from a number of well-regarded primary and secondary schools, adding to its appeal for families. With further education opportunities nearby, Apsley is well positioned for every stage of learning.

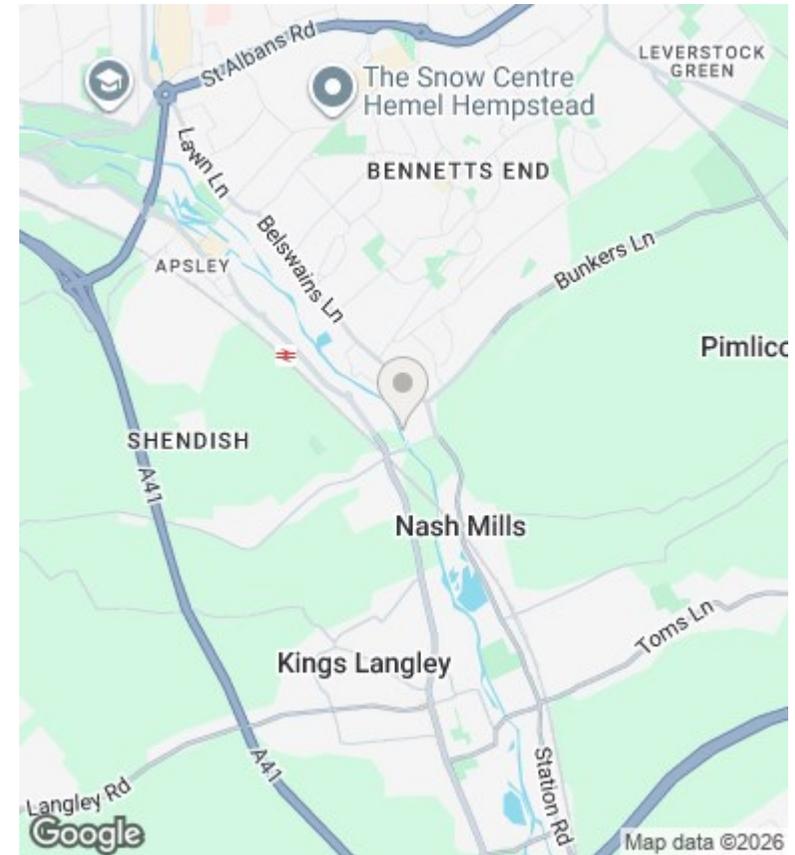
**Leisure & Recreation** - In addition to the canal-side walks and marina setting, Apsley is close to Boxmoor Common and Gadebridge Park, offering acres of open space, woodland trails, and outdoor activities. Nearby leisure facilities, gyms, and golf clubs cater to a wide range of interests, ensuring something for everyone.



**FOURTH FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
676 SQ FT / 62.8 SQ M

This plan has been drawn for illustrative and identification purposes only.



## Directions

## Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

## Council Tax Band

C

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