



**1.4 Amberley Waterfront Amberley Road, London, W9 2JY**

**Offers in excess of £850,000**

 2  2  1  B

A spacious 2-bedroom apartment located a beautiful development, Amberley Waterfront in Little Venice and furthermore enjoys views of Regents Canal. The property comprises a large open-plan reception, two bedrooms, two bathrooms (1- ensuite), private balcony and secure parking. Ideally located in the heart of Little Venice with easy access to a variety of cafes, bars, shops and restaurants, whilst Regent's Park is also on your doorstep. You are conveniently located just minutes away from Royal Oak tube station, Bayswater, Notting Hill, Warwick Avenue underground station (Bakerloo Line) and Paddington Station with its national rail and Heathrow Express connections. Last but not least, you get to enjoy a 24hr concierge service with secure underground parking.

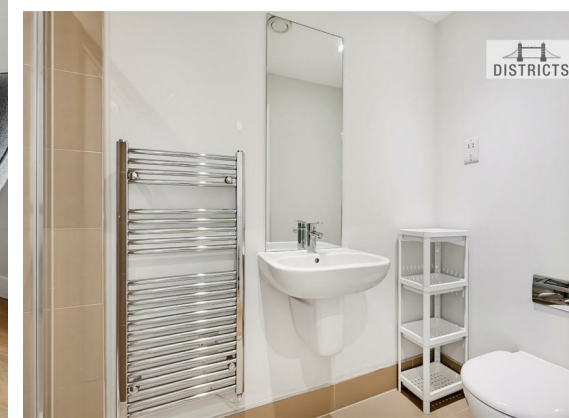
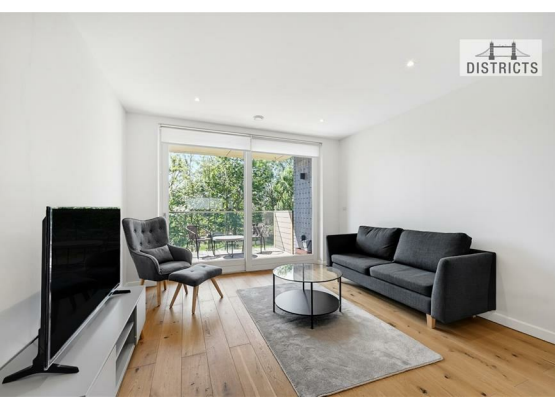
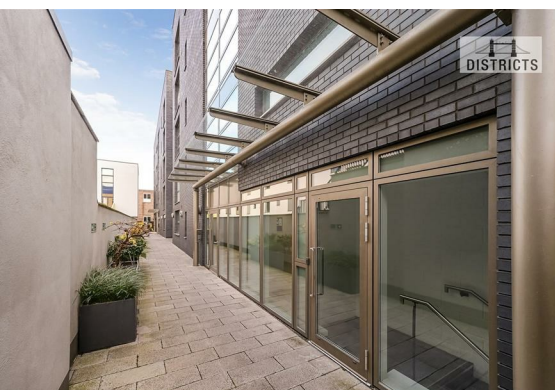
**\*\*Photos have been digitally dressed of a similar property for example purposes.**

Leasehold: 985 Years remaining approximately  
 Ground rent amount: £400pa Approx.  
 Review period: Ask agent  
 Service charge amount: £4,000pa Approx.  
 Review period: Ask Agent  
 Council tax band: F – Westminster City

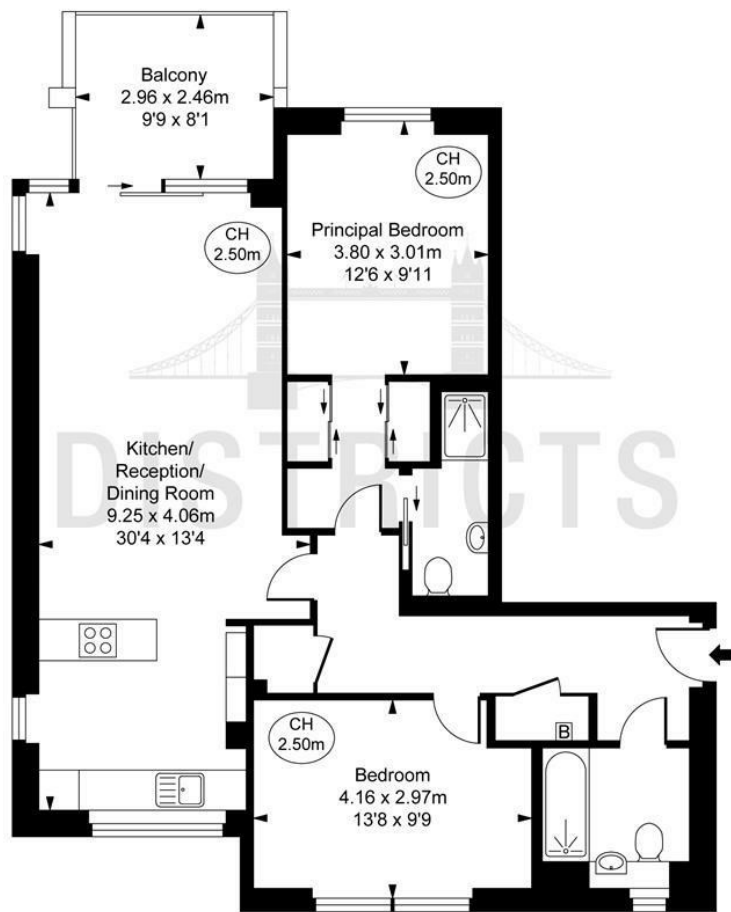
Electricity supply – Mains | Heating & Cooling – Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Cert. available

To check broadband and mobile phone coverage please visit Ofcom  
 To check planning permission please visit Westminster City Council Website, Planning & Building Control





Waterfront Apartments,  
Amberley Road, W9  
Approximate Gross Internal Area  
82.22 sq m / 885 sq ft  
( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   | 85                         | 85        |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.