Mulburries

The Embankment, Nash Mills Wharf, HP3 9GH

Guide price £375,000

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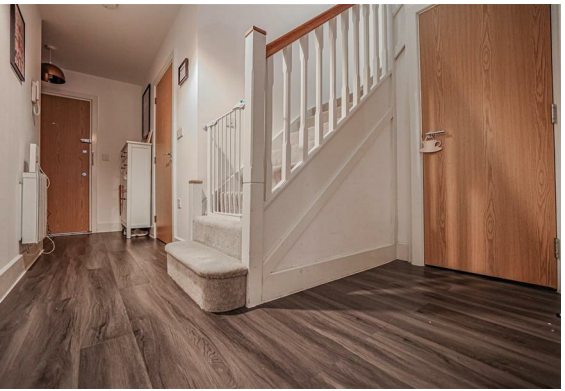
The Embankment, Nash Mills Wharf, HP3 9GH

- **Rare ground and first-floor duplex apartment**
- **Two well-proportioned bedrooms**
- **Two bathrooms, including an en-suite**
- **Large private terrace**
- **Spacious open-plan living room and kitchen**
- **Approximately 857.8 sq ft of accommodation**
- **Useful storage on both floors**
- **Service charge approximately £2,400 per annum**
- **750m to Apsley Station, 30 minutes into Euston**
- **Canal side Views**

A rare opportunity to acquire a spacious two-bedroom, two-bathroom ground and first-floor duplex apartment in Longman House, offering approximately 858 sq ft of accommodation and a large private terrace.

Set across the ground and first floors of Longman House, this distinctive two-bedroom duplex apartment offers approximately 79.7 sq m (857.8 sq ft) of well-planned accommodation, together with a particularly generous private terrace. Rarely available in this configuration, the property combines the proportions and separation of a house with the convenience of modern apartment living.

The entrance hall provides access to a useful ground-floor bathroom and opens



into the impressive open-plan living room and kitchen. Measuring approximately 22'11" x 17'9", this bright and versatile space provides ample room for both comfortable seating and a dining area, making it ideal for everyday living and entertaining. The fitted kitchen is neatly arranged within the room, while doors lead directly onto the substantial private terrace.

Measuring approximately 17'9" x 8'1", the terrace is a standout feature and provides valuable canal side outdoor space for al fresco dining, entertaining or relaxing during the warmer months.

Stairs rise to the first-floor landing, where there are two well-proportioned bedrooms. The principal bedroom measures approximately 18'3" x 9'4" and benefits from an en-suite shower room. The second bedroom measures approximately 11'5" x 9'0" and would make an excellent guest room, children's bedroom or home office. A useful storage cupboard completes the upper floor.

The property is situated at in Longman House, HP3 9GH, and represents an excellent choice for professional buyers, couples, small families or those seeking a spacious duplex with private outside space. Early viewing is recommended to appreciate the unusual layout, generous accommodation and impressive terrace.

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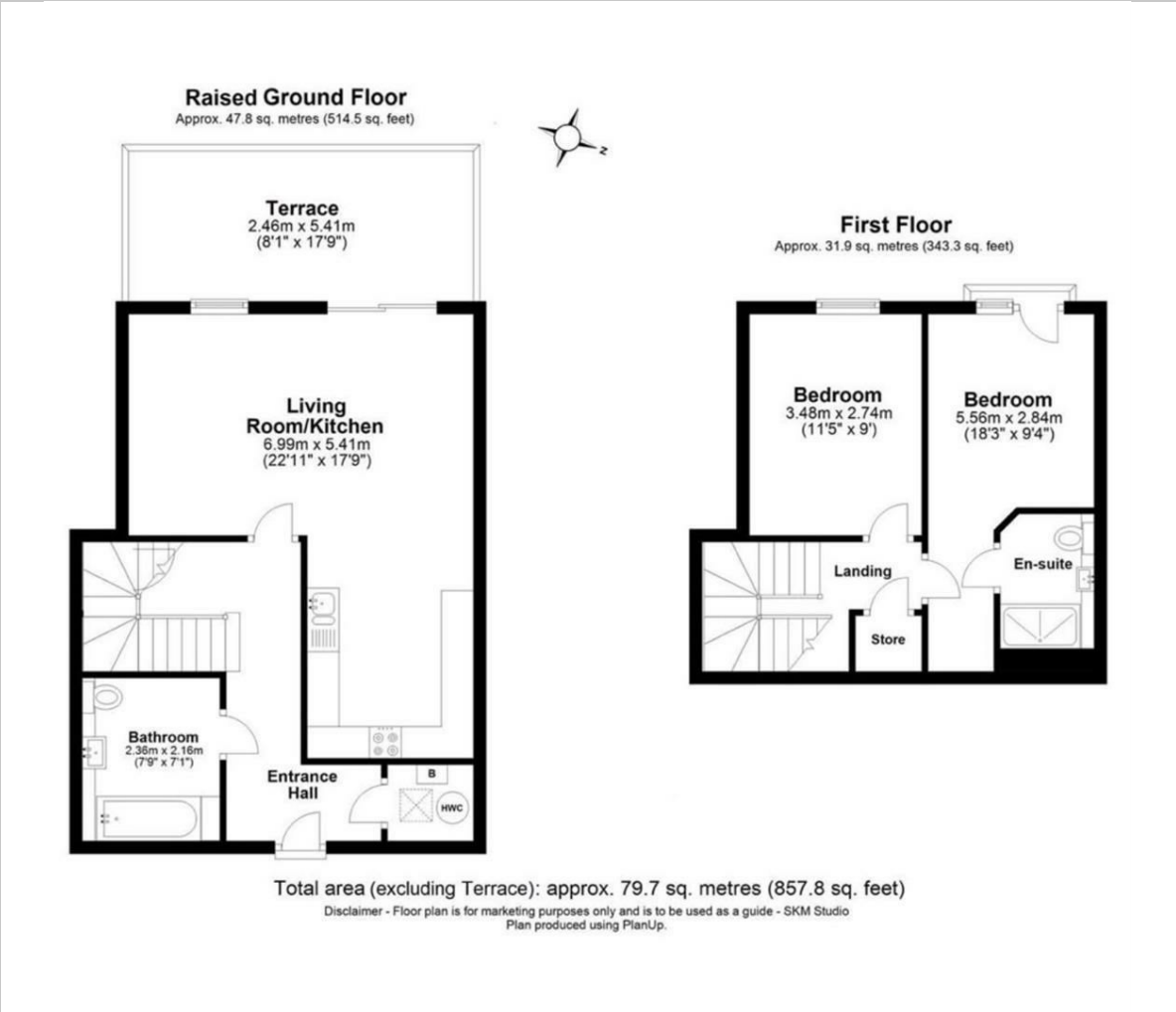
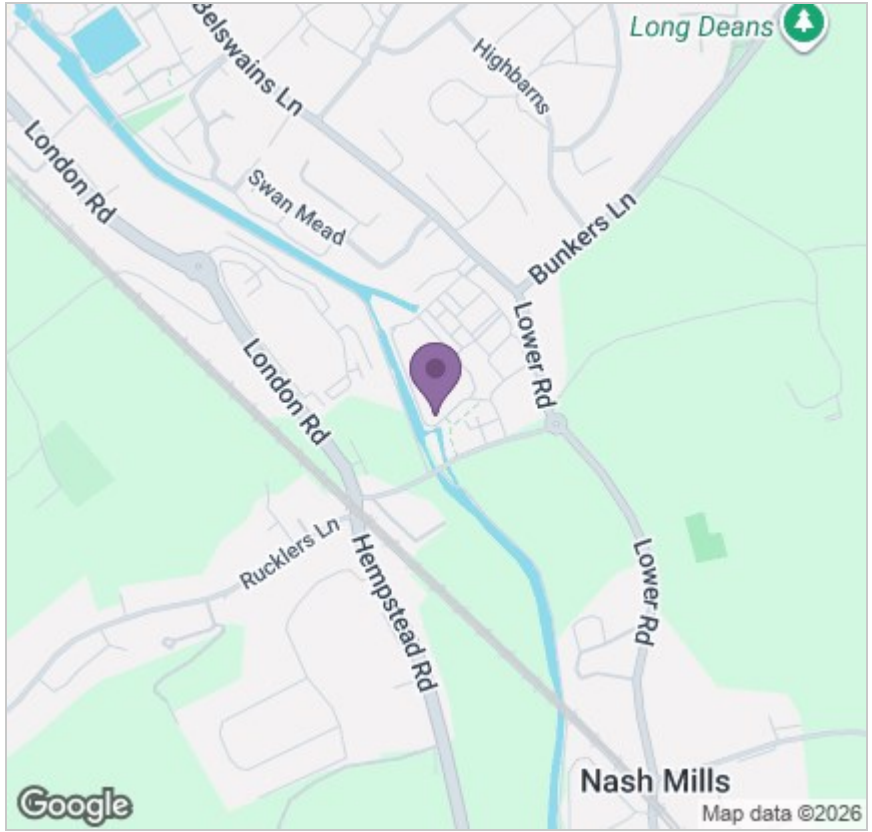
Service charge: approximately £2,400 per annum. All figures, measurements and tenure details should be verified by the buyer's solicitor before exchange of contracts.

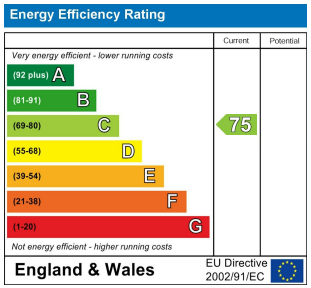
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Mulburries Office on 01442 732362
if you wish to arrange a viewing appointment for this property or require further information.

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31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH
Tel: 01442 732362 Email: contact@mulburries.co.uk ryan.green@mulburries.co.uk