



 2

Bedrooms

 2

Bathrooms



Knight Young are proud to present this stunning two bedroom apartment for sale.

This stunning apartment is bright, airy and spacious with high end finishing throughout. This apartment comprises of two large bedrooms with large floor to ceiling windows allowing plenty of natural light. The master bedroom has an en-suite bathroom with its own private balcony. The reception room is bright and airy offering ample living space with a fully fitted kitchen. The living room area is leading to another large private balcony. The family bathroom is modern, fully tiled and compromises of 3 piece suite, with sink, WC and bath fitted with an overhead (rainforest) shower.

Additional benefits are secured car parking space, 2 balconies, easy access to transport links.

Park Close is conveniently located to Hanger Lane station (Central Line) and Park Royal Station (Piccadilly Line) is 10 and 5 minutes away respectively.

This apartment offers very good road transport links such as the A40, which goes into London and towards Heathrow is located a minute drive away. A406 North Circular is a two minutes' drive.

Lakeside Drive is located close to many of the well recognised popular schools of Ealing and walking distance to West Twyford Primary School.

Lakeside Park is moments away with a children's play area great for a nice stroll.

Furthermore the famous Westfield Shopping centre is easily accessible via Hanger Lane Station (Central Line) or by driving 12 minutes' away.

Finally Park Royal retail park is located within a 10 minutes' walk, which provides restaurants such as Nandos, Pizza Hut, Chicquito, Burger King are among some of the names, PureGym, which is 24hrs for keeping fit and Park Royal arcade centre, which has various games, bowling alley and pool tables to enjoy yourself on weekends.

Available immediately and viewings are highly recommended!!!

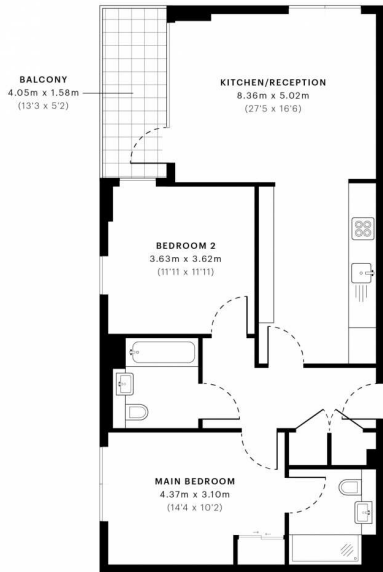


Abbotsford Court, NW10

CAPTURE DATE: 03/03/2021 LASER SCAN POINTS: 2,641,905

GROSS INTERNAL AREA

76.27 sqm / 820.96 sqft



— Third Floor

GROSS INTERNAL AREA (GIA)
The balance of the property
76.27 sqm / 820.96 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
72.81 sqm / 783.72 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
6.29 sqm / 67.70 sqft

RESTRICTED HEAD HEIGHT
Limited to one metre 2.1m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS 38 RESIDENTIAL: 63.51 sqm / 686.89 sqft
IPWS 38 RESIDENTIAL: 60.36 sqm / 651.14 sqft
spec id: 60356493544a31c0d488a8a8f8

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

