

Larden Hall, London, W3 7QL

£325,000

**WHITMAN & CO.**

SALES · LETTINGS · COMMERCIAL

- Stunning recently built apartment
- Building warranty
- Kitchens and joinery are bespoke made by HUX London
- Underfloor heating throughout
- South facing patio
- No chain

Tenure - Leasehold (999 years remaining)  
 Ground Rent - £250 pa  
 Service Charge - £1100 pa  
 Local Authority - Ealing  
 Council Tax - Band C

## THE PROPERTY

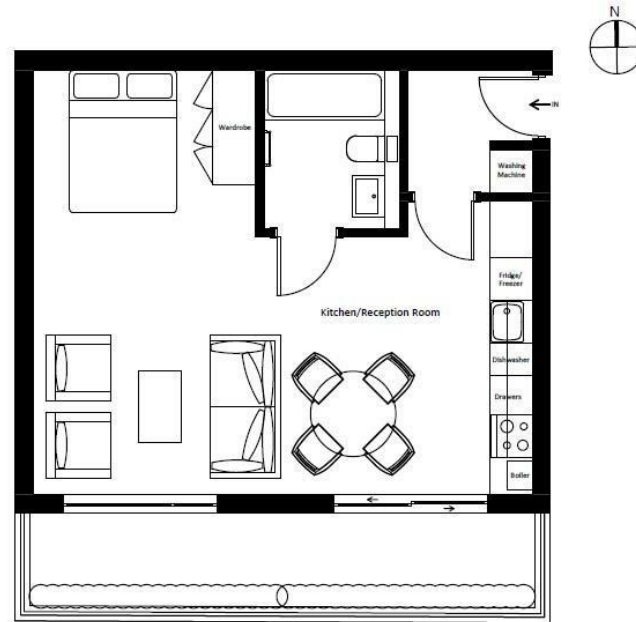
A fantastic recently developed Manhattan studio apartment set within this boutique development of just 9 units. Apartment 1 is located on ground floor and comprises; open plan kitchen/reception room with floor to ceiling windows opening on to a South facing patio, spacious sleeping area with fitted wardrobes, luxury bathroom, entrance hall, underfloor heating throughout.

The interior architecture, internal layouts and interior design scheme has been developed by award-winning local design & build specialists Zulufish, who have also overseen the construction. Kitchens and joinery are bespoke made by HUX London, with Bosch appliances and beautiful stone worktops throughout.

Larden Hall is enviably positioned on the postcode borders of Shepherds Bush W12 to the east, Chiswick W4 to the south, and Acton W3 to the west, offering a diverse array of different amenities and delights. Affectionately once known as 'Soap Sud Island', due to its laundry routes serving the fine West End hotels in the 1800's, it is rich in culture, history and vibrancy.

Transport links are excellent. The nearest tube station is Stamford Brook, a short walk away, with Turnham Green and Shepherds Bush also nearby. The London Overground station at Acton Central, and the soon-to-be Cross Rail Station at Acton Mainline, are also within easy reach.

The property is sold with the benefit of a 10-year warranty (7 years remaining) and a 147 year lease. No chain.

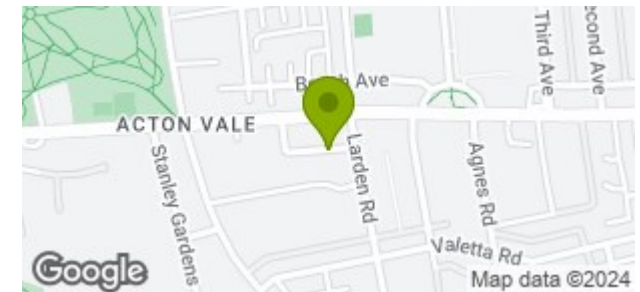


### Ground Floor

Kitchen/Reception Room/Bedroom  
 7.01x5.96  
 23'x19'6

Total Apartment GIFA  
 41.82sq m  
 450.2sq ft

## SITUATION



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