

Elmfield Way, W9 3UF

Asking Price £550,000



A recently refurbished two bedroom apartment situated on the third floor of a secure block with lift access measuring approximately 770 sq ft.

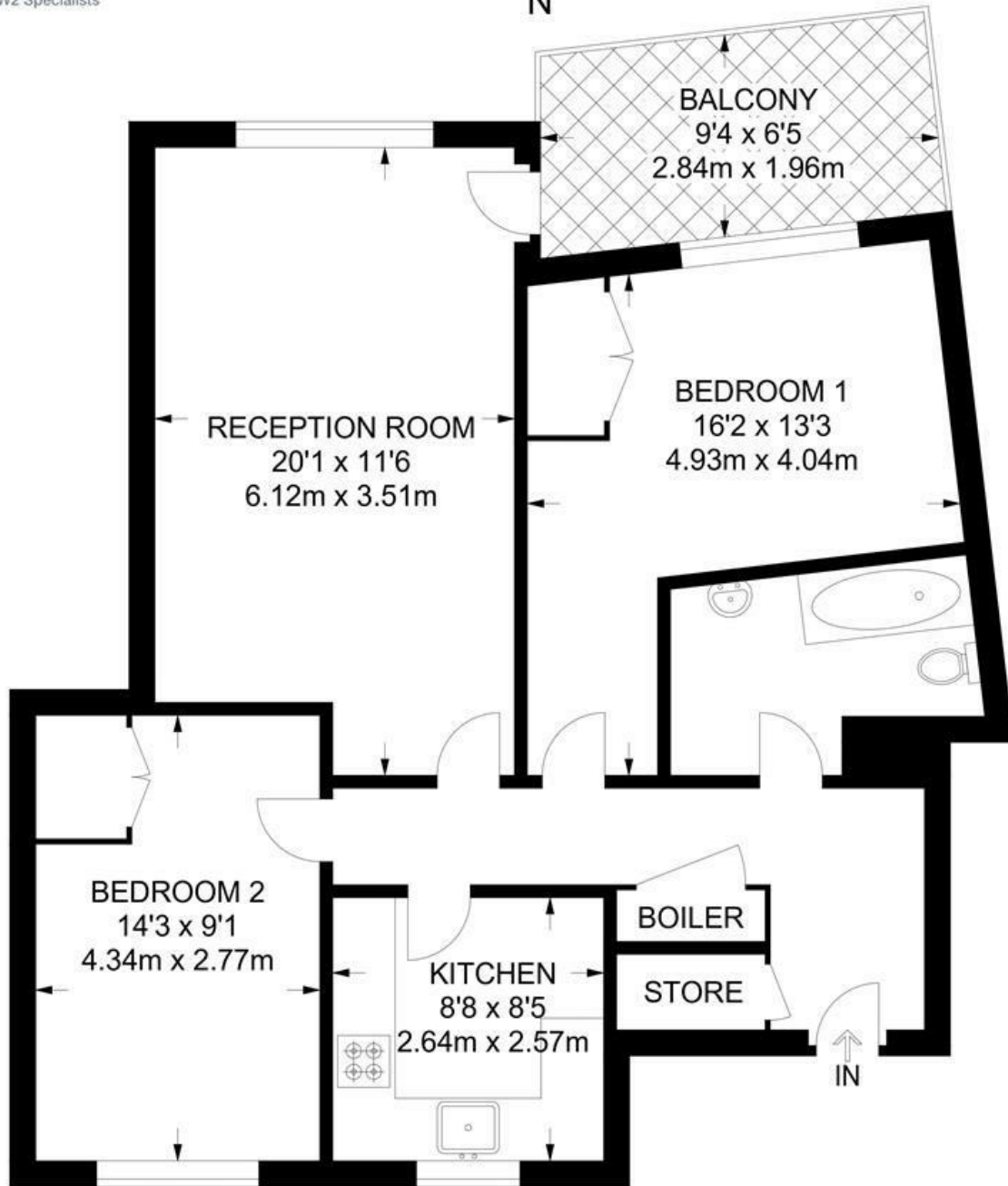
The Property comes with an underground parking space.

Recently refurbished throughout, the property features two double bedrooms, a modern bathroom and a fitted kitchen.

The reception is light and airy, leading seamlessly onto a private terrace with beautiful views of the Grand Union Canal.

This apartment combines quality accommodation with practical value in a desirable location. There are strong transport links with Westbourne Park and Royal Oak station a short walk away.

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



THIRD FLOOR

**APPROXIMATE GROSS INTERNAL AREA
770 SQ FT / 71.5 SQ M**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
England & Wales		EU Directive 2002/91/EC.

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	