



8 Amwell House London Road  
, Ware, SG12 9FR  
Guide price £525,000



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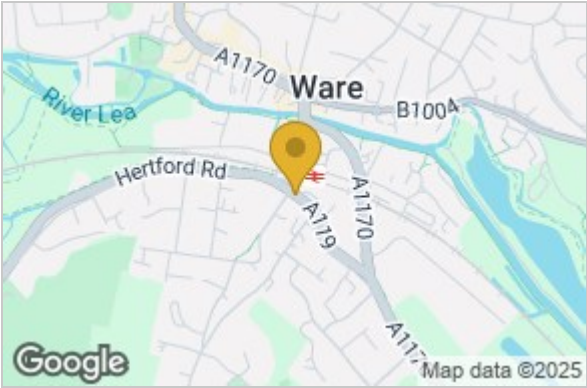
Greenhill Estates are delighted to bring to market this truly exceptional and stunning two bedroom duplex apartment, with two allocated parking spaces that is conveniently located within a stone throw (0.01 miles of) Ware train station and Ware town centre. Forming part of the Historical Amwell House which overlooks the River Lea, this unique apartment combines the perfect blend of period and contemporary features showcased across nearly 1100sq ft of internal accommodation. There is also planning permission granted to add a private roof terrace.

Converted in 2020, this home still retains 5 years of the build warranty. Internally this stylish apartment features two extremely large double bedrooms, high ceilings, the principal suite has its own dressing area and freestanding bath. Also featured is a luxury shower room finished with a marble effect tile, a dual aspect reception room with beautiful secondary glazed sash windows and a sophisticated two tone kitchen with fully fitted integrated appliances. If you are looking for a luxury apartment that offers space and style - then look no further. Viewing is highly recommend.

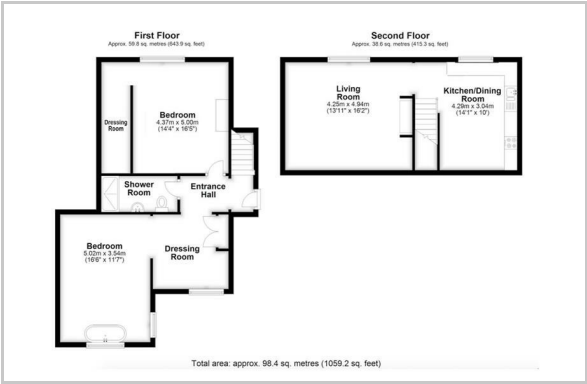
Offered for sale with a share of freehold, a 990+ year lease, peppercorn ground rent, two secure and gated parking spaces and services charges of around £1446.50 per annum.



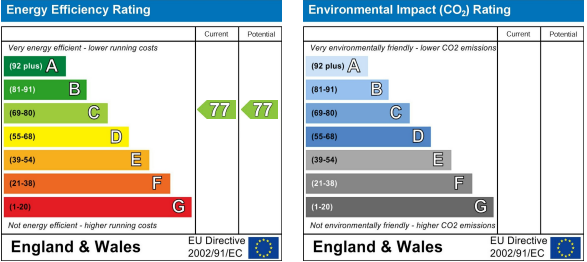
## Area Map



## Floor Plan



## Energy Efficiency Graph



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.