



46 Grover House The Embankment Nash Mills Wharf, Hemel Hempstead, HP3 9GD

Mulburries welcome this stunning, spacious two bedroom, two bathroom apartment to the market in the Nash Mills Wharf development.

One of the largest apartments in the development, this property boasts immaculate interiors that are sure to impress even the most discerning buyer.

With 1 reception room, 2 bedrooms, and 2 bathrooms, this purpose-built apartment offers a spacious and comfortable living space spanning 841 sq ft. The property features a balcony where you can enjoy your morning coffee or unwind after a long day, as well as the convenience of an underground parking space.

One of the standout features of this apartment is its location. With no upper chain to worry about, you can move in hassle-free and start enjoying all that this vibrant area has to offer. Plus, the property's proximity to transport links means you can be in central London in just 45 minutes from your door, making it ideal for commuters or those who love to explore the city.

Don't miss out on this fantastic opportunity to own a beautiful apartment in a sought-after location. Contact us today to arrange a viewing and make this property your own.

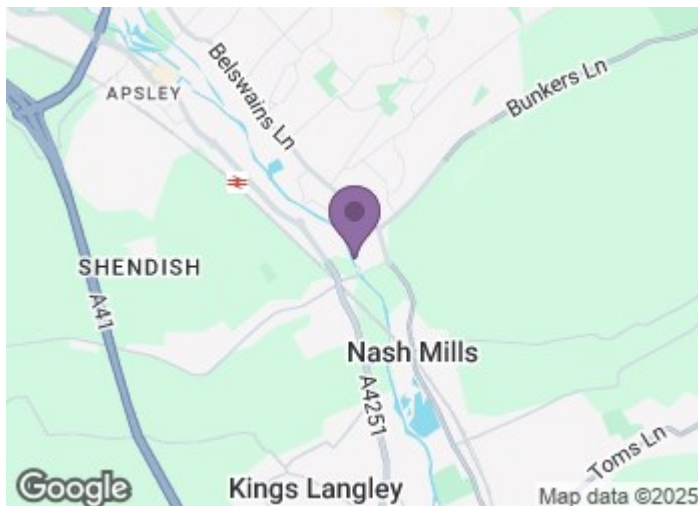
Offers in excess of £325,000

46 Grover House The Embankment

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- Larger Two Bedroom Apartment
- Two Bathrooms
- Integrated Appliances
- Balcony
- Underground Parking Space
- Lift Access
- Entryphone System
- 4th Floor

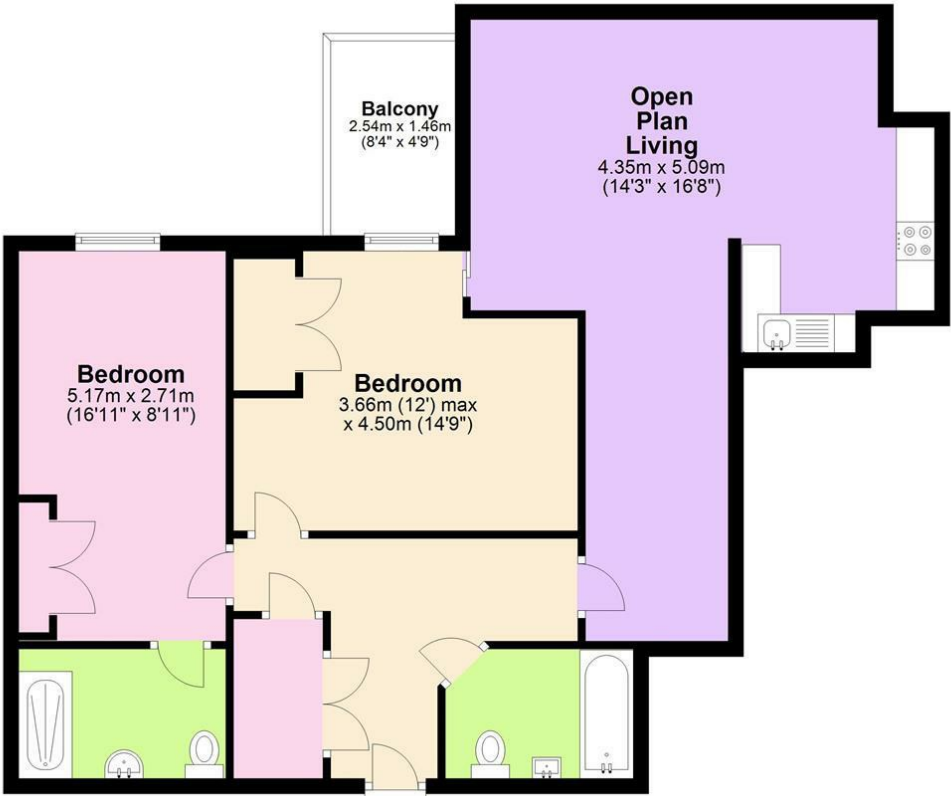


[Directions](#)





Floor Plan



Ground Floor
Approx. 78.2 sq. metres (841.4 sq. feet)

Total area: approx. 78.2 sq. metres (841.4 sq. feet)

Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.
Plan produced using PlanUp.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC