



*Harrow Road, London, W9 2HJ
£510,000 Share of Freehold*





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This exceptional one-bedroom apartment is set within Grand Union Canal in the heart of Maida Vale. Forming part of an exclusive, architecturally designed warehouse development, the building combines industrial character with contemporary luxury.

This prestigious development has been thoughtfully crafted with high-specification finishes throughout, combining natural materials with contemporary colour palettes.

The apartment itself offers a well-proportioned double bedroom with built-in wardrobes, a bright reception area, and a beautifully appointed kitchen finished in a midnight grey matt design with quartz worktops and fully integrated appliances. Wide-planked hardwood oak flooring runs throughout the living areas and bedroom, carefully considered lighting schemes including ceiling downlights, feature wall lighting and striking Crittall-style windows enhance the industrial aesthetic.

The bathroom and shower areas are elegantly styled with marble and porcelain herringbone tiles, matt black brassware, a ceiling-mounted rain head shower, heated towel rail, and wall-mounted mirror with integrated lighting, creating a contemporary yet timeless finish.

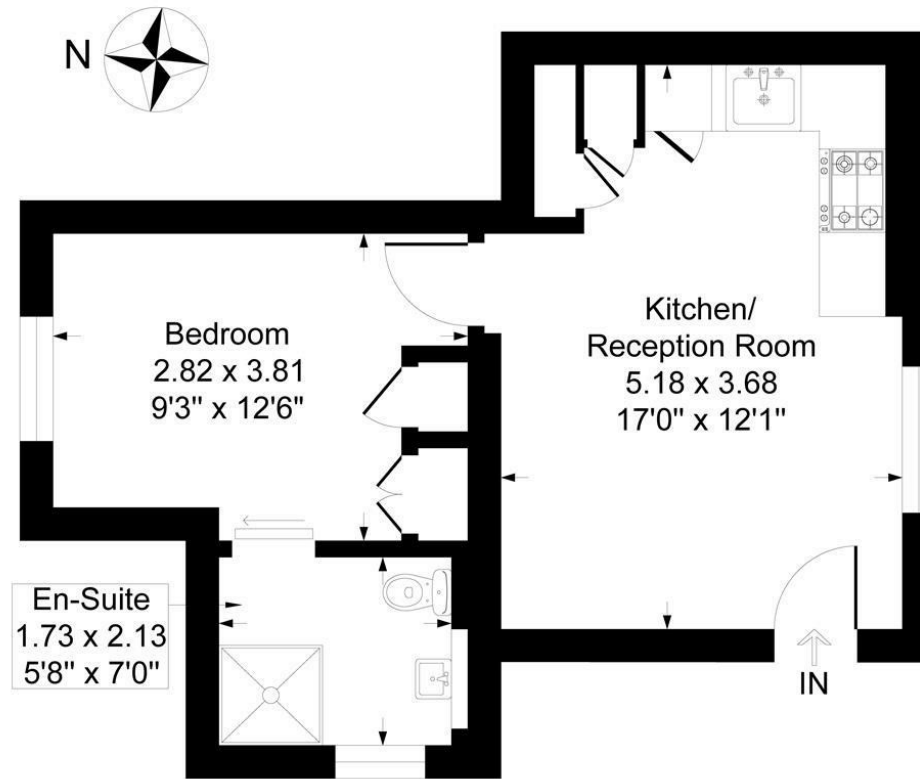
Residents further benefit from underfloor heating with zoned thermostatic control, heat recovery ventilation, high-speed internet wiring, secure cycle storage, interior-designed communal areas, an 8-passenger OTIS lift, and a 10-year structural warranty (2022).

Perfectly positioned in Maida Vale, Union Lofts enjoys a wealth of locational benefits. Walking distance of award-winning bars and restaurants, picturesque canal walks, and stunning leafy parks. The development is conveniently located close to Hyde Park, Regent's Park, and Notting Hill, offering access to multiple transport links across London (Royal Oak/Paddington/Warwick Avenue). The area is also home to patisseries, artisan cafés, The David Lloyd Club (luxury health club) and independent boutiques - ideal for a balanced work-from-home lifestyle.



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Approximate Gross Internal Floor Area = 34.2 sq m / 369 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale

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