



41 Amberley Waterfront Amberley Road, London, W9 2JY

£748 Per week

 2  2  1  B

A spacious 2-bedroom apartment located a beautiful development, Amberley Waterfront in Little Venice and furthermore enjoys views of Regents Canal. The property comprises a large open-plan reception, two bedrooms, two bathrooms (1- ensuite), private balcony and secure parking. Ideally located in the heart of Little Venice with easy access to a variety of cafes, bars, shops and restaurants, whilst Regent's Park is also on your doorstep. You are conveniently located just minutes away from Royal Oak tube station , Bayswater, Notting Hill, Warwick Avenue underground station (Bakerloo Line) and Paddington Station with its national rail and Heathrow Express connections. Last but not least, you get to enjoy a 24hr concierge service with secure underground parking.

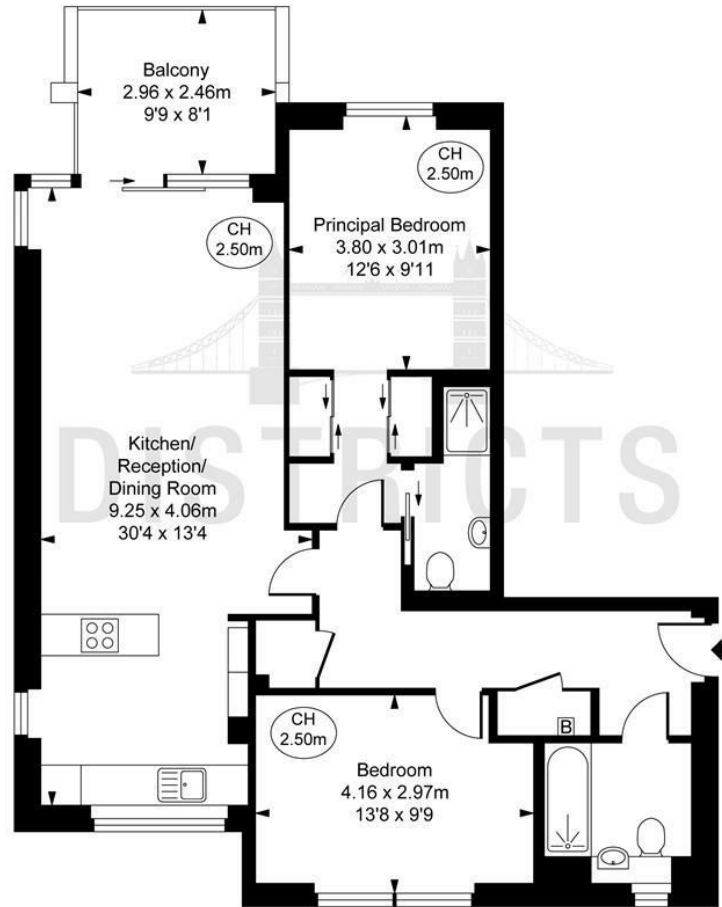
**Photos have been digitally dressed of a similar property for example purposes.

Council tax band: F – Westminster City
Electricity supply – Mains | Heating & Cooling – Mains | Water Supply & Sewerage – Mains
EPC rating: B
Holding deposit: £748 (1 weeks rent)


To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Westminster City Council Website, Planning & Building Control



Waterfront Apartments,
Amberley Road, W9
Approximate Gross Internal Area
82.22 sq m / 885 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(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 	

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