



Amberley Road London W9

£1,375 Per Week - Available Now

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*Beyond your expectations*

*A modern three bedroom duplex apartment with beautiful roof terrace on the top two floors of this exciting waterside development in Maida Vale.*

3 Bedrooms | 3 Bathrooms | Dishwasher | Washer\Dryer | Roof Terrace | Waterside.

### Description

A new modern three bedroom duplex apartment with beautiful roof terrace on the top two floors of this exciting waterside development in Maida Vale. On one floor the apartment has two double bedrooms (one en suite) both overlooking the canal. There is a further family bathroom finished to an excellent specification. Upstairs there is a large open plan reception room with modern fitted kitchen and doors onto a decked roof terrace. There is a further bedroom with en suite bathroom. The apartment has wooden floors throughout and is wonderfully bright with large windows allowing in an abundance of natural light.

### Situation

Amberley Waterfront is a new development in

Maida Vale, ideally located next to the Grand Union Canal. It is close to excellent transport links including Warwick Avenue, Royal Oak and Westbourne Park tube stations. In addition it is less than two kilometres from Paddington Station, home of the Heathrow Express and major National Rail links.

### Furnishing

Furnished



Open Plan Reception Room



Open Plan Reception Room

### Hamptons St Johns Wood Lettings

99 St Johns Wood Terrace, St Johns Wood

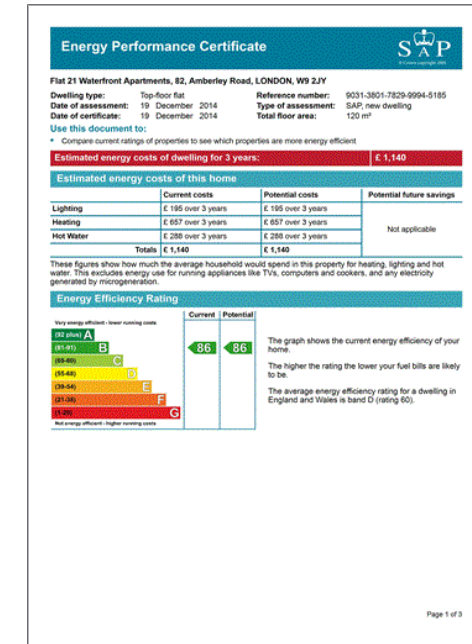
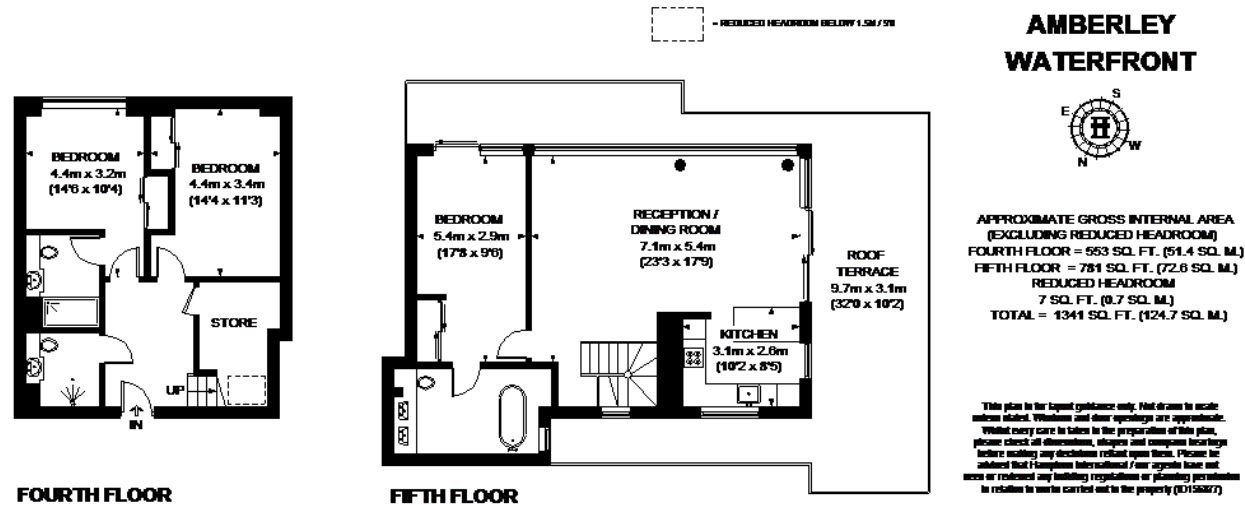
London NW8 6PL

Tel: 020 7722 2131 - [stjohnswoodlettings@hamptons-int.com](mailto:stjohnswoodlettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)

## Floorplan

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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