

Lakeside Drive, Park Royal London, NW10

Modern two double bedroom flat located a private development, set on the 7th Floor with a private balcony with views of a landscape gardens. Situated within a prestigious purpose built development, this modern and stylish apartment is offered to the market unfurnished. The luxurious flat is bright and spacious throughout and includes a large open plan reception. Abbotsford Court sits between the stylish and dynamic neighbourhoods of Chiswick and Ealing. Located within a relaxing and peaceful 20 acre nature reserve, it has easy access into the heart of London via the A40, and wonderfully positioned offering to London's Heathrow airport which is only a short drive away. This apartment is also just a stone's throw away from both Park Royal (Piccadilly Line) and Hanger Lane (Central Line) tube stations providing easy and quick access to Central London.

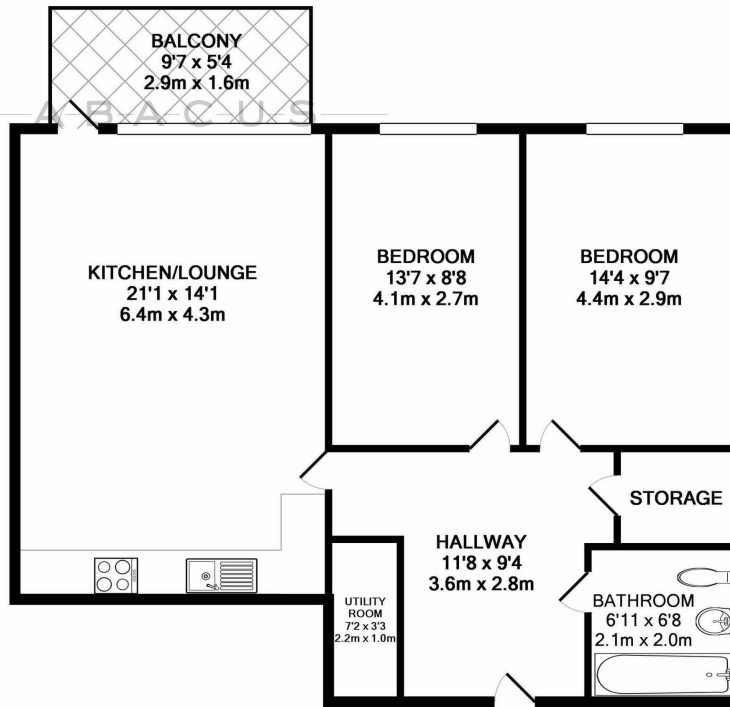


£1,900 AST



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	✗	✗
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	✗	✗
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 760 SQ.FT. (70.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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**VIEWING BY APPOINTMENT WITH AGENTS ABACUS ESTATES - KENSAL RISE
 OPENING HOURS:**

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.