

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**71 Longman Court,
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Price £400,000 Leasehold



This stylish 2 double bedroom duplex apartment is located on this executive Canal side development that is conveniently situated for local shops, amenities and Apsley main line station with links to London Euston. The property offers contemporary accommodation with outstanding views over the Grand Union Canal and towards Apsley Lock Marina. The Lounge takes full advantage of these outstanding views with a pair of French doors opening to a Juliet balcony, a generous Kitchen Dining room is fitted with a range of matching wall and floor mounted units and integrated Smeg appliances. An outstanding feature of this property is the gallery Study area that over looks the Lounge. The current vendor is using this as a contemporary sleeping area but this offers great flexibility for a variety of uses. The Master Bedroom is an impressive size, with a Velux window, built in wardrobe and an Ensuite Shower Room. Bedroom 2 also benefits from the Jack and Jill door arrangement to and from the family Bathroom. This apartment also benefits from gas heating to radiators, a video entry phone

system, allocated parking and further visitors spaces.

VIEWING IS HIGHLY RECOMMENDED.

`Apsley village` is a favoured residential area with a delightful village feel and excellent local schooling and a good selection of shops and other amenities. For the commuter the village benefits from its own mainline railway station to London Euston, whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.

Canal side duplex apartment.

Stylish and contemporary accommodation.

Lounge overlooking the Grand Union Canal and Apsley Lock Marina.

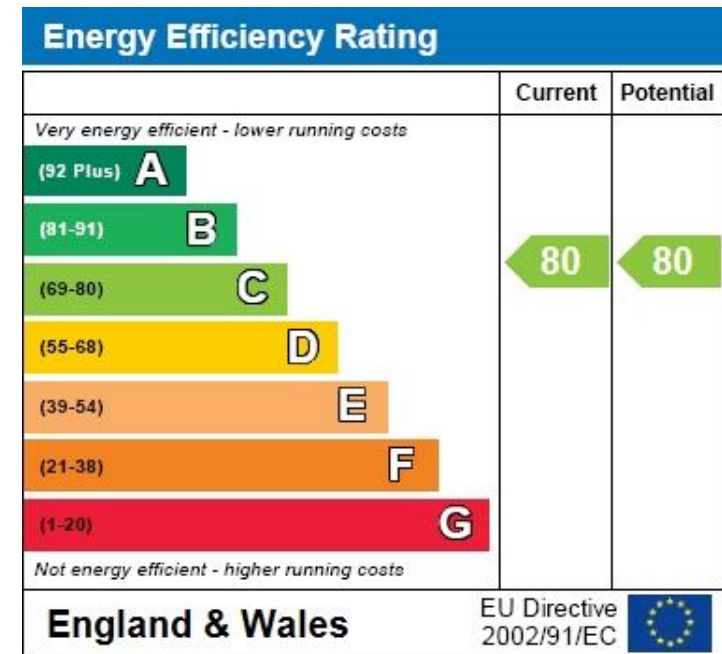
Conveniently located for Apsley main line station with links to London Euston.

Generous Master Bedroom with Ensuite Shower Room.

Kitchen Dining Room with integrated Smeg appliances.

Gallery Study Area overlooking the Lounge.

Allocated parking and further visitors parking.

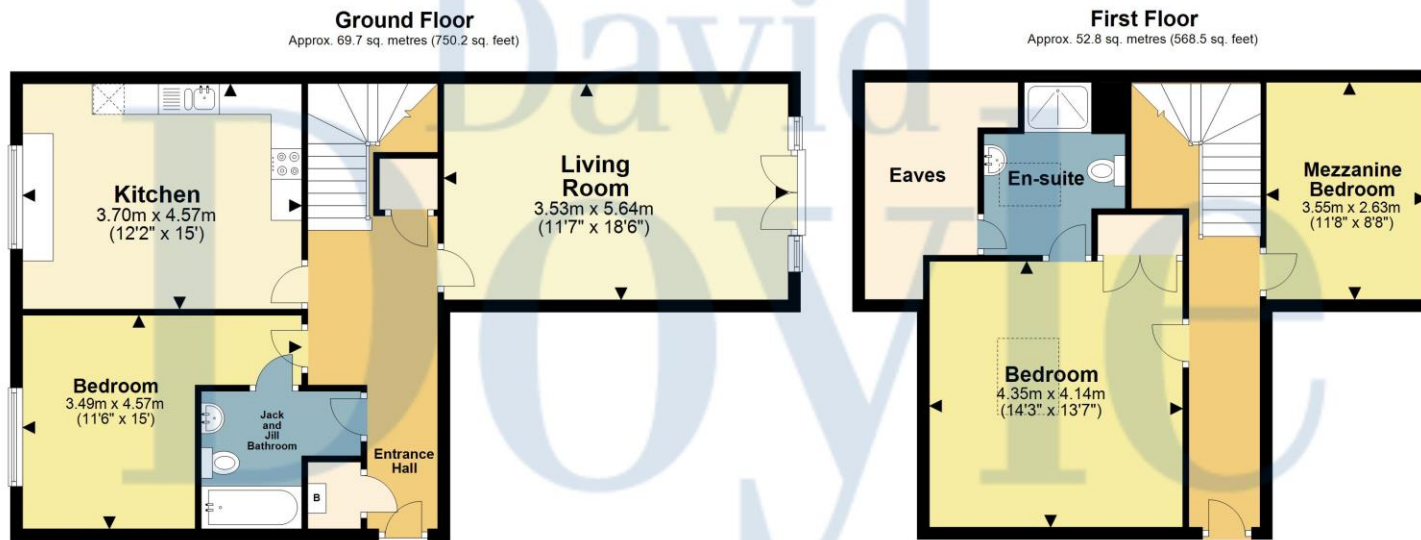


**David
Doyle**

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Call **01442 248671** to arrange a viewing or register an interest



Total area: approx. 122.5 sq. metres (1318.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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