



AQUA HOUSE, AGATE CLOSE, TWYFORD ABBEY ROAD, NW10
£435,000 LEASEHOLD

Lease: 250 years from 01/01/2006 (approx. 232 years remaining)

Ground Rent: £618 per annum

Service Charge: £4,017 per annum

(information supplied by vendor)

EPC: Band C

Council Tax: Band D

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DESCRIPTION:

A contemporary two bedroom apartment situated within the popular Aqua House. The property is located on the second floor and comprises a dual aspect open-plan reception room with fully-equipped kitchen, two well-proportioned bedrooms, two modern bathrooms and plenty of storage space. The property further benefits from a private wrap-around decked balcony offering tranquil views over the surrounding greenery, lift access and secure underground parking. Situated on Agate Close, the property is well-positioned for transport links into Central London. Not only are the A40 and North Circular nearby, but also the Piccadilly Line at Park Royal Station and Central Line at Hanger Lane Station as well as local bus services.



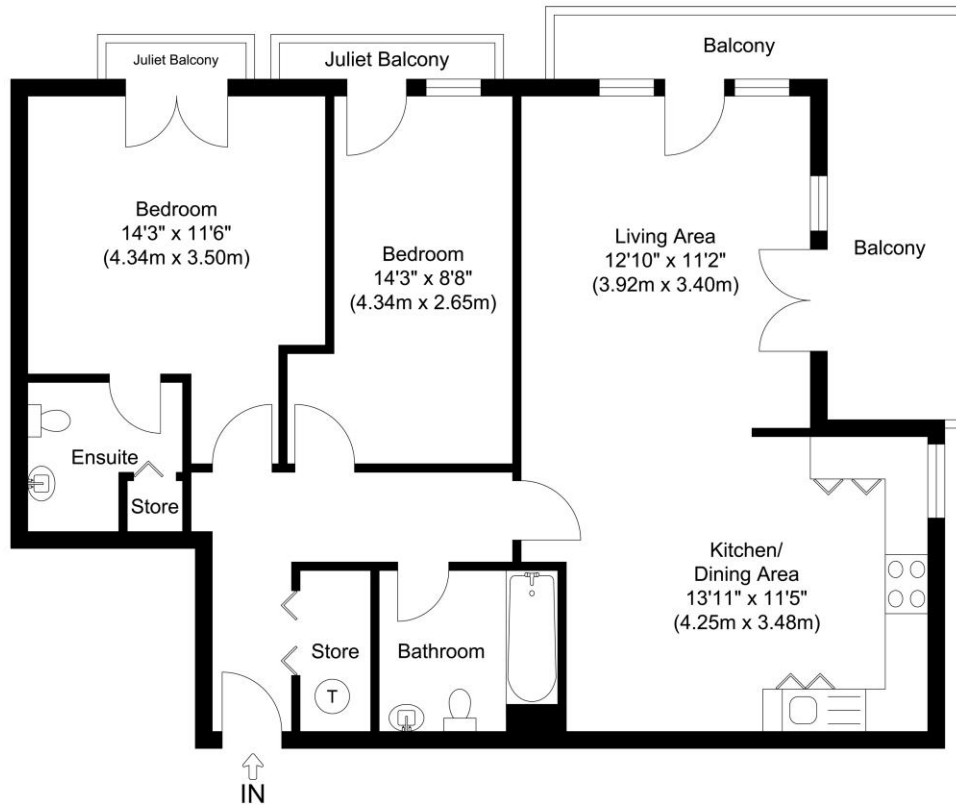
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Total Gross Internal Area
739.37 sq. ft.
(68.69 sq. m)



Second Floor, Aqua House, Agate Close, London, NW10

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

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	77
(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

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