



## The Knoll, W5

A spacious and exceptionally bright two-bedroom, dual-aspect apartment situated on the fourth floor of a well-maintained, purpose-built development. The property benefits from a private balcony, beautifully kept communal gardens, and a secure private garage.

The apartment opens into a welcoming private reception hall offering generous storage and a convenient guest cloakroom. Accommodation includes a sleek, modern fitted kitchen with high-quality integrated appliances, a contemporary family bathroom, and an additional separate WC. The expansive L-shaped living and dining area provides an ideal space for both relaxation and entertaining, with direct access to the balcony overlooking the tranquil communal gardens below. There are two large double bedrooms, both featuring built-in wardrobes.

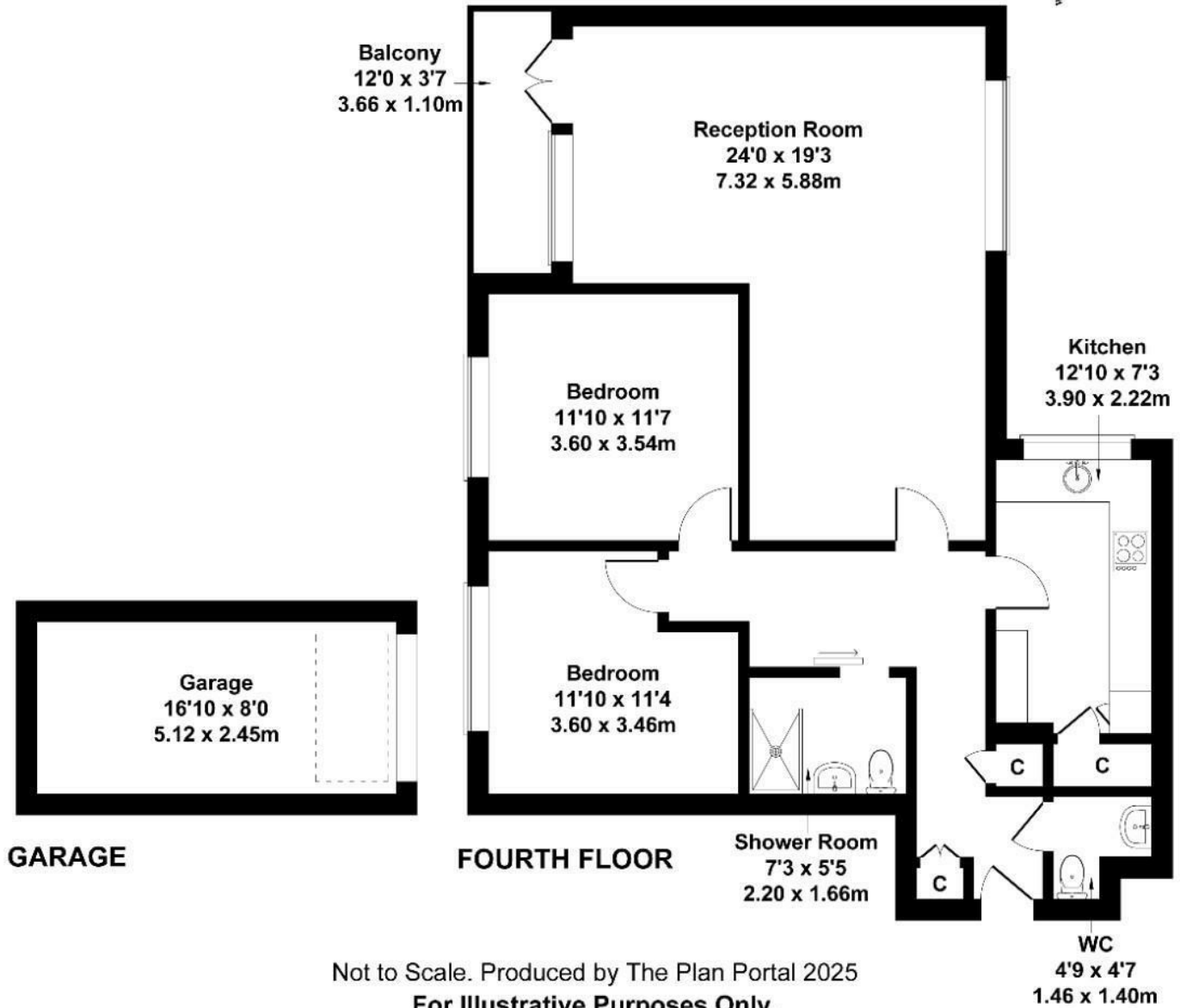
The property has been superbly maintained and significantly upgraded in recent years, including a new kitchen, new boiler and heating system, updated electrics with an integrated fire alarm system, and fully refurbished bathrooms throughout.

- Two double bedrooms
- Purpose built
- Share of freehold
- Bespoke finish throughout
- Fourth floor
- Lift
- Dual aspect with excellent natural light and views
- Private balcony

£550,000

# The Grange

Approximate Gross Internal Area  
958 sq ft - 89 sq m



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