



CANUTE HOUSE, DURHAM WHARF DRIVE, TW8
£1,125,000 LEASEHOLD

A SUPERB DUPLEX PENTHOUSE APARTMENT WITH PRIVATE BALCONY OFFERING VIEWS OVER THE GRAND UNION CANAL

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DESCRIPTION:

A spectacular Penthouse laid out over the third and fourth floors (top floor) measuring approximately 2200 sq ft. This splendid corner duplex apartment comprises of a receiving entrance hall with stairs to the top floor. A large open-plan living/dining room of 34' x 28' opening onto a well-appointed kitchen with built-in appliances. A guest bedroom with ensuite shower room. There is also a separate utility room and a family bathroom on this floor. On the top floor there are two huge bedrooms one with a dressing room and both with ensuite shower rooms. Storage is in abundance in the eaves and the flat also benefits from amazing windows with views of the water and beyond, a lift and two private parking spaces (one underground and one outside the block). Concierge services and a Gym are also provided for the residents' use.

Brentford Lock offers premium waterside residential private developments, completed at the turn of the Century. A wildlife conservation area with a warm, friendly community. Residents are able to take advantage of nearby shops, cafes and restaurants in Brentford, while both Syon Park and Boston Manor Park are also easily accessible.

Three rivers flow in the area. The River Thames, River Brent and the Grand Union Canal which actually surrounds this development on two sides.

ACCOMMODATION

Penthouse riverside apartment

Top two floors

Lift in development

Two private parking spaces

Private wrap around balcony

Three double bedrooms

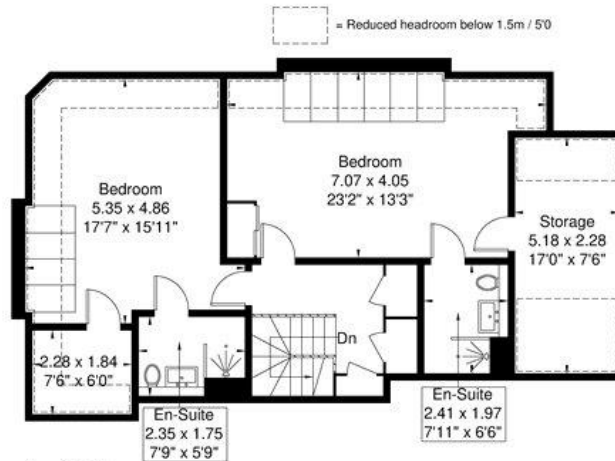
Bathroom and three shower rooms

900+ Year lease remaining

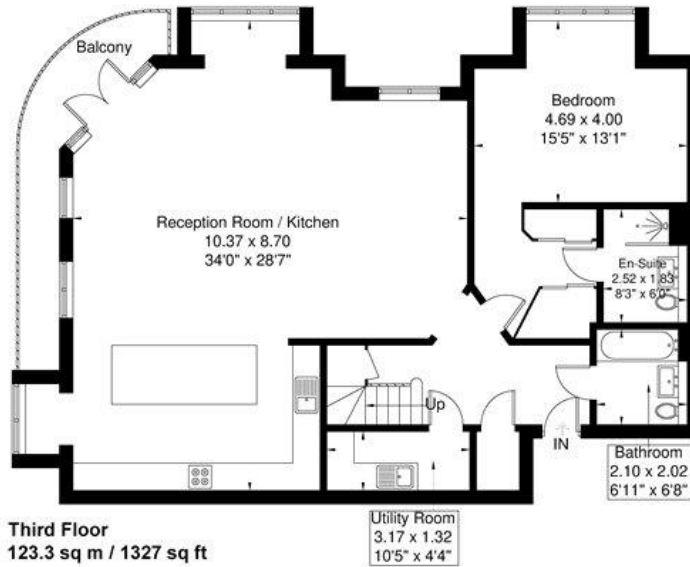


Canute House

Approximate Gross Internal Area = 190.5 sq m / 2050 sq ft
 Reduced Headroom = 19.9 sq m / 214 sq ft
 Total = 210.4 sq m / 2264 sq ft



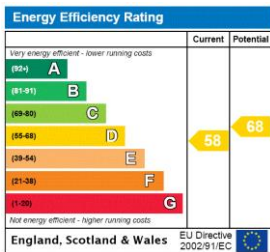
Fourth Floor
 67.2 sq m / 723 sq ft
 Reduced Headroom
 19.9 sq m / 214 sq ft



Third Floor
 123.3 sq m / 1327 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate.
 The floorplan is for illustrative purposes only and not to scale.
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