

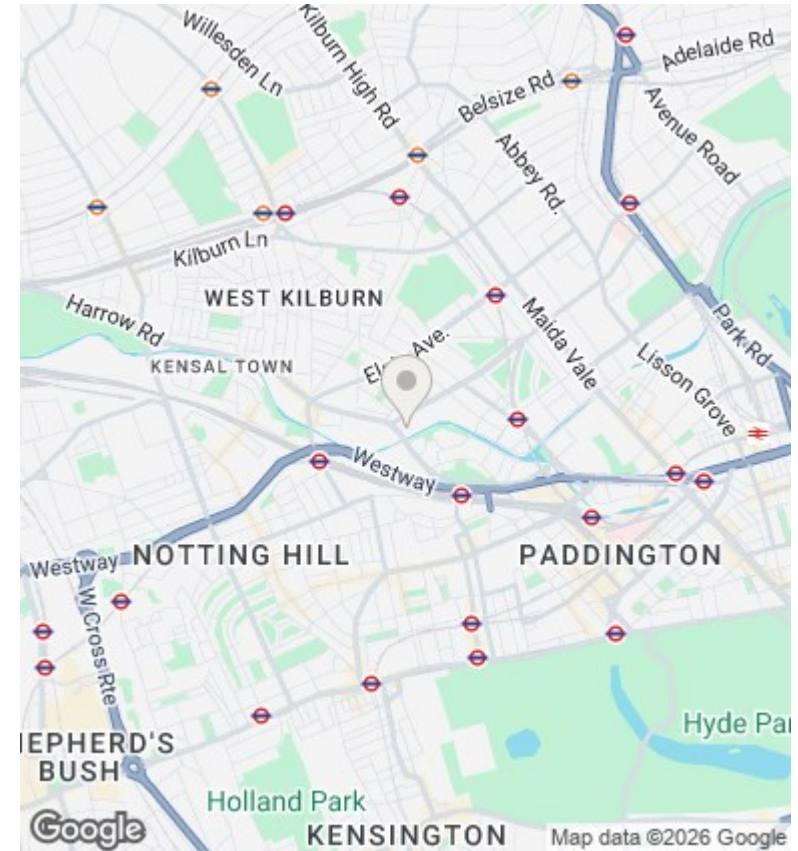
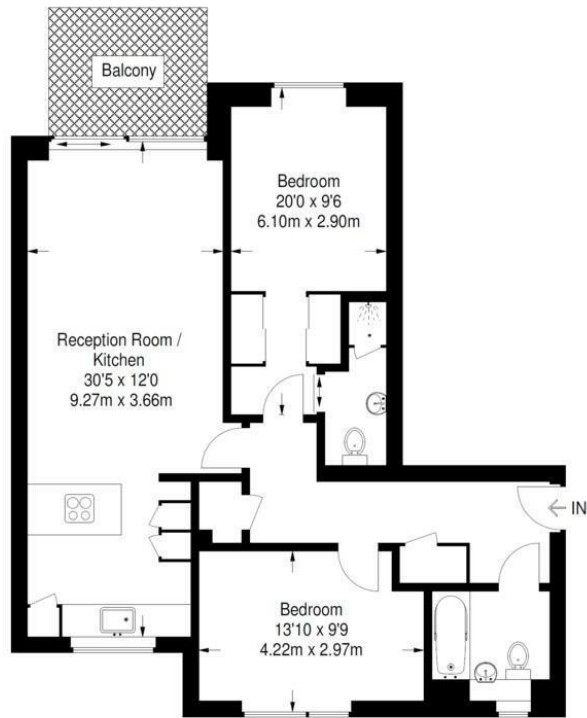


## Amberley Waterfront , 82 Amberley Road, Little Venice W9 2JY

£890,000

- concierge
- wooden floors throughout
- walking distance to Warwick Avenue and Royal Oak tube station
- 2 bedrooms
- private terrace with Regents Canal views
- 2 bathrooms
- allocated underground parking space

Approximate Gross Internal Area  
875 sq ft / 81.3 sq m



## Viewings

Viewings by arrangement only.  
Call 02077225022 to make an appointment.

## Council Tax Band

F

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		87	87
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	