

ROKSTONE



The Brick, Woodfield Road W9

This beautiful two-bedroom loft-style apartment is situated on the second floor of a brand-new development within the thriving community of Westbourne Park. The property offers a spacious open plan living and dining area, coupled with a bespoke fitted kitchen with integrated appliances designed by Miele and Bosch as well as kitchen cabinetry supplied by Wilson Fink. The property benefits from a large balcony, 3m high ceilings and floor-to-ceiling windows throughout, filling the apartment with an abundance of natural light and further benefitting from breath-taking panoramic views of London and an overlook of the Grand Union Canal. The living areas of this apartment are complimented with underfloor heating and comfort cooling throughout, engineered timber flooring in the living and hall areas, and remote-controlled LED mood lighting in the kitchen and bathroom.

The two well sized bedrooms boast luxury Dorset twist carpets along with spacious fitted wardrobes. The principal bedroom further benefits from an en-suite bathroom.

This unique apartment measures at 1,023sqft and has been meticulously designed to provide residents with a luxury home of the highest specification.

The apartment building also boasts a wonderful, landscaped rooftop situated on the fifth floor for resident's exclusive use, with spectacular views of the city and the security of a 24-hour concierge service. Underground parking is also available by separate negotiation, on a first come first serve basis.

Price £1,200,000



5 Dorset Street London W1U 6QJ

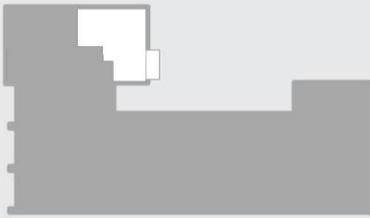
Tel: 020 7580 2030 | Email: enquiries@rokstone.com

<https://www.rokstone.com>

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THE BRICK

Loft Apartments 29, 35, 46 & 54
(floors 2, 3, 4 & 5)
2 bedrooms



Dimensions	95 M ²	1023 SQ ^{FT}
LIVING/DINING/KITCHEN	7700mm x 6764mm	25'3" x 22'2"
BEDROOM 1	4.05m x 3.40m	13'3" x 11'2"
BEDROOM 2	3.94m x 3.03m	12'11" x 9'11"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Terms

Local Authority: Westminster City Council

Tenure: Leasehold

Lease: 999

Service Charge: £5,012.70PA

Ground Rent: £0.01PA

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