

ROKSTONE



The Brick, Woodfield Road W9

This beautiful three-bedroom loft-style apartment is situated on the 4th 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 3m high ceilings, 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 three 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 1,049sqft 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 5th floor for resident's exclusive use, with spectacular views of the city and the security of concierge service.

The Brick development is located in one of London's most desirable neighbourhoods, a stone throw away from Notting Hill, Portobello Road, Westbourne Grove and some of West London's most classic and established destinations, including Portobello Road Market, the Electric Cinema and the popular Notting Hill Fish Shop.



£1,295,000

5 Dorset Street London W1U 6QJ

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

<https://www.rokstone.com>

ROKSTONE

THE BRICK

Loft Apartment 49
(floor 4)
3 bedrooms



Dimensions	97 M ²	1049 SQ ^{FT}
LIVING/DINING/KITCHEN	6.56m x 5.57m	21'6" x 18'3"
BEDROOM 1	3.49m x 2.68m	11'5" x 8'9"
BEDROOM 2	3.39m x 3.16m	11'1" x 10'4"
BEDROOM 3	2.98m x 2.85m	9'9" x 9'4"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
122 Plus) A	
81-91) B	
69-80) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	
85	85
England & Wales	
EU Directive 2002/91/EC	

Terms

Local Authority: Westminster City Council

Tenure: Leasehold

Lease: 999 Years Remaining

Service Charge: £4,993.24 PA

Ground Rent: Peppercorn

5 Dorset Street London W1U 6QJ

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

<https://www.rokstone.com>