



## Canon House 10-11, W10

£600,000



- South Facing Terrace
- Rooftop Views
- Two Bathrooms
- Open Plan Living
- Modern Development
- CGI - Staged



## ABOUT THE PROPERTY

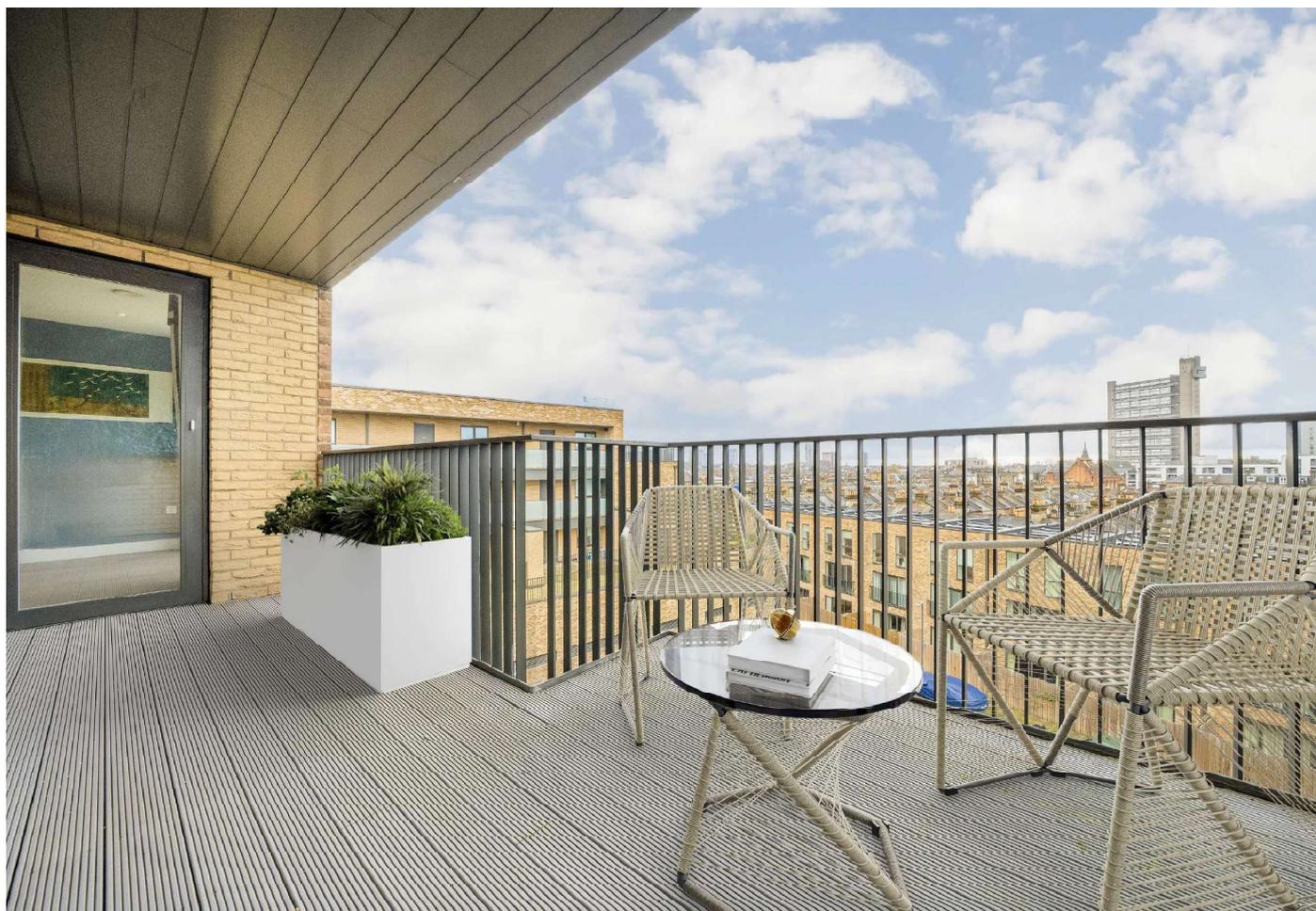
A well-presented two bedroom, two bathroom apartment with a private balcony, offering open plan living and generous proportions within a modern development in W10.

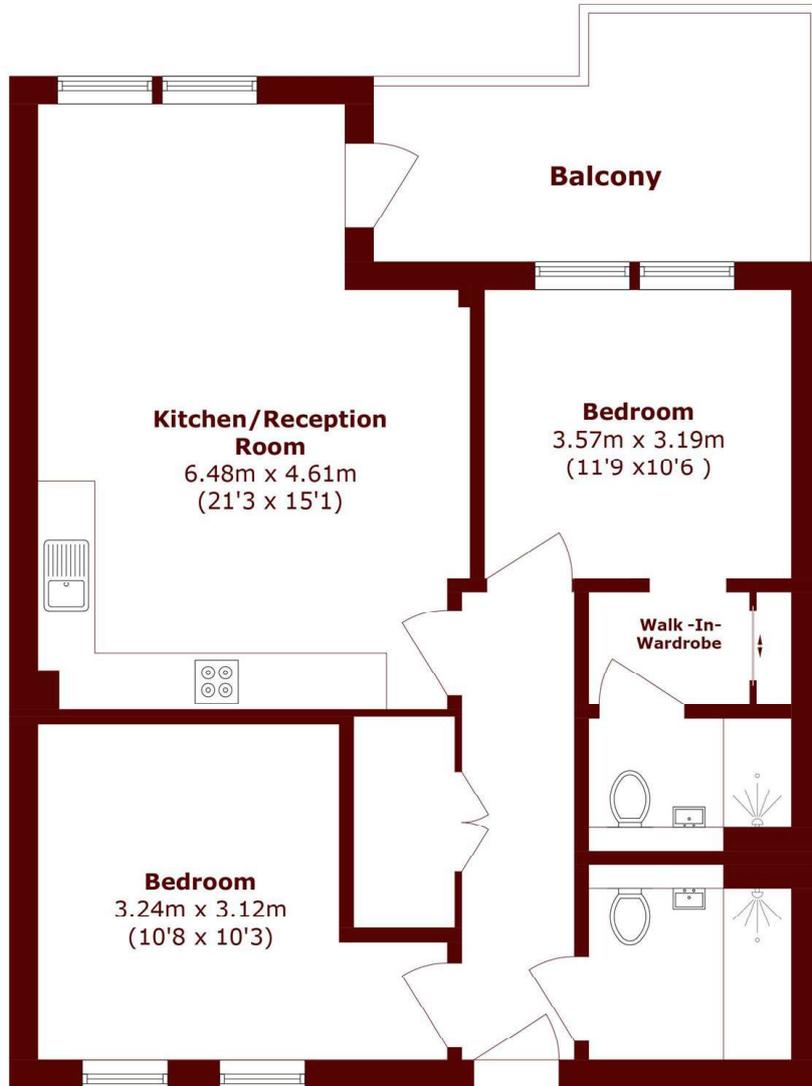
The apartment offers generous accommodation centred around a spacious open plan kitchen and reception room. Large doors open directly onto the substantial south facing terrace, creating a seamless connection between indoor and outdoor living. The elevated position provides open rooftop views and excellent natural light throughout the day.

The principal bedroom benefits from fitted storage and an en suite shower room, while the second double bedroom is served by a separate modern bathroom.

The layout works equally well for owner-occupiers, sharers or those seeking flexible home working space. Finished in a contemporary style and set within a well-maintained building, the apartment combines practical living with strong energy efficiency, reflected in its EPC rating B.

Canon House is positioned between Golborne Road and Queens Park, placing a wide range of independent shops, cafés and restaurants within easy reach. Ladbroke Grove underground station is also nearby,





Total area (approx.): 71.4 sq. m (768.5 sq. ft)

Balcony area (approx.): 12.9 sq. m (138.8 sq. ft)

## Marsh & Parsons North Kensington

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