## Robertson Smith & Kempson







## **Bryanston Close, UB2**

£1,095,000

An exciting new development of luxury five bedroom homes, meticulously finished to the highest standards throughout. Spanning four floors, with three bathrooms, a private garden, a roof terrace and a dedicated utility room, this house offers the ideal blend of style, comfort and functionality for modern family living.



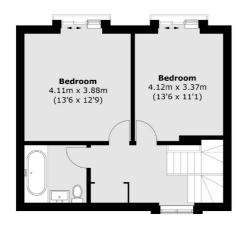
Grand Union Row runs parallel to the Grand Union Canal in Norwood Green. This property is well located close to local amenities and transport options. Southall (Elizabeth line and Great Western Railway) station is in close proximity meaning London is less than 25 minutes away.

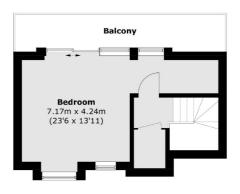
- Five Double Bedroom Three Bathroom Luxury Finish •
  New Home Warranty Water Views Private Gated Parking •





## Robertson Smith & Kempson

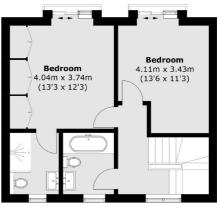




## **Second Floor**



**Third Floor** 



**Ground Floor** 

**First Floor** 

Total area (approx.): 164.5 sq. m (1,770.7 sq. ft) Balcony: 9.7 sq. m (104.4 sq. ft)

Robertson Smith & Kempson Hanwell Sales 69 Greenford Avenue, London, W7 1LL 020 8566 2339 hanwellsales@robertsonsmithandkempson.co.uk

Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

