

Mulburries

Stephenson Wharf , Hemel Hempstead, HP3 9WY

Guide price £450,000



Stephenson Wharf, Hemel Hempstead, HP3 9WY

- Three-bedroom split-level penthouse apartment
- Approx. 1,471 sq ft of accommodation
- Set across third and fourth floors
- Impressive 22ft living space
- Vaulted ceilings and feature windows
- Elevated views across Stephenson Wharf
- Separate fitted kitchen
- Master bedroom with en-suite
- Bedroom three/study ideal for home working
- Leasehold: approx. 100 years remaining, £300 ground rent, £2,500 service charge



Mulburries are proud to present to the open market this impressive three-bedroom split-level penthouse apartment at Stephenson Wharf, Hemel Hempstead, offering approximately 1,471 sq ft of stylish accommodation, marina views and a superb duplex layout across the third and fourth floors.



The property opens into a welcoming entrance vestibule, leading into a bright living space measuring approximately 22'3 x 15'11. With vaulted ceiling height, large feature windows, wood flooring and excellent natural light, this is a fantastic room for relaxing, dining and entertaining, with elevated views across the wharf. The fitted kitchen sits just off the living space and provides a practical range of units, worktops and integrated appliances.

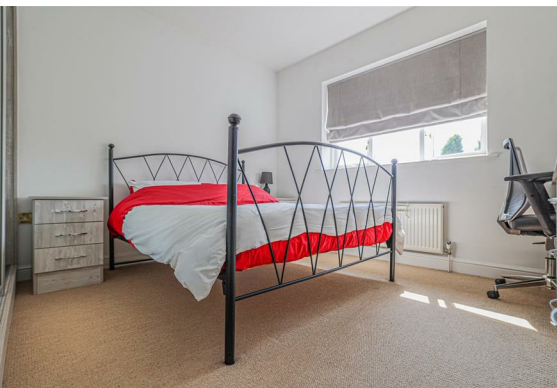


The third floor also offers two bedrooms, including a generous double bedroom and a further bedroom/study, ideal for guests, children or home working. A well-presented bathroom completes this level.

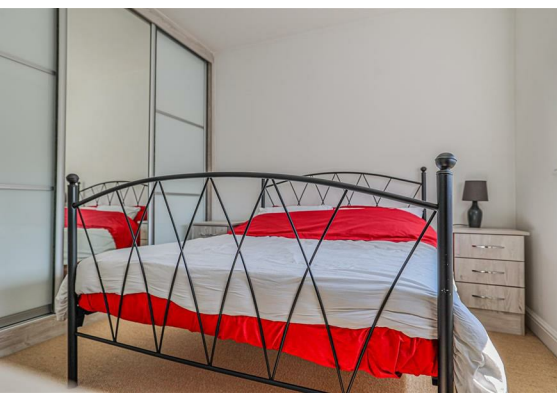


A spiral staircase rises to the fourth floor, where the impressive master bedroom suite creates a private retreat. Measuring approximately 18'2 x 13'2, the bedroom benefits from fitted storage, eaves storage and a private en-suite shower room. A galleried landing adds further character and enhances the sense of space.

Leasehold Information: The property is offered leasehold with approximately 100 years remaining. Ground rent is advised at £300 per annum and service charge is advised at £2,500 per annum.



Stephenson Wharf is a sought-after canalside development in Apsley, popular with commuters and buyers wanting convenience with a lifestyle setting. Apsley Marina, the Grand Union Canal, cafés, restaurants, supermarkets and local shops are nearby, while Apsley station provides direct rail links towards London Euston. Hemel Hempstead town centre, The Marlowes, Riverside Shopping Centre and Jarman Park offer wider shopping and leisure facilities. The A41, M1 and M25 connect to St Albans, Watford, London and the wider Home Counties.



Floor Plan



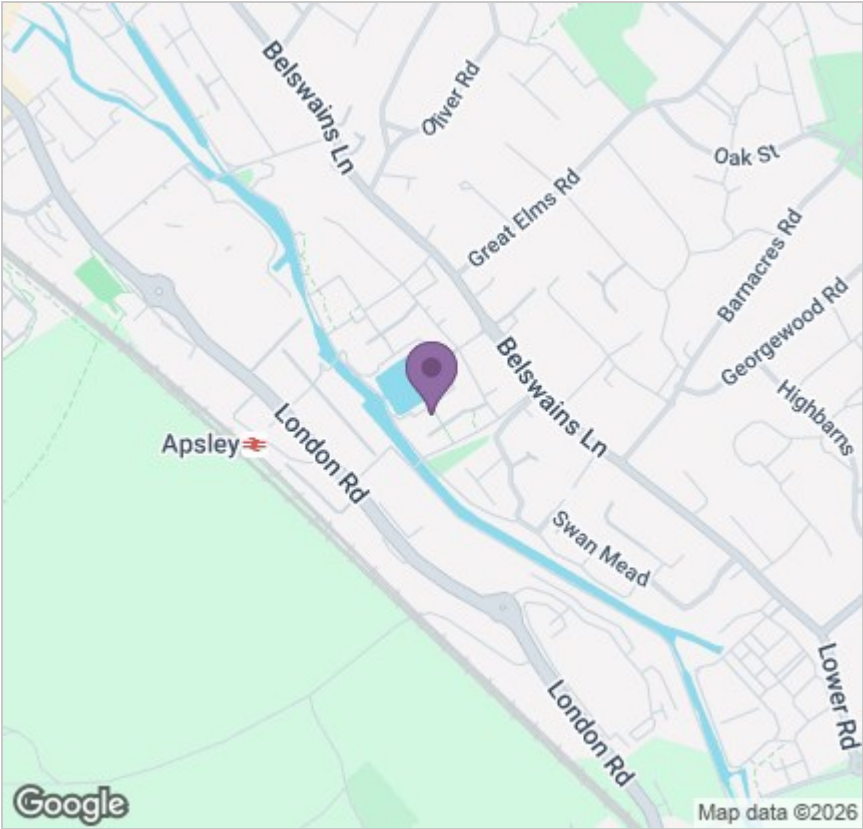
Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH
Tel: 01442 732362 Email: contact@mulburries.co.uk ryan.green@mulburries.co.uk

Area Map



Energy Efficiency Graph

