



## Mozart Gardens, W3

A bright and spacious contemporary one-bedroom flat in immaculate condition set on the first floor of a secure, modern development.

The property features high ceilings, Amtico flooring, and a sleek Paula Rosa Manhattan kitchen.

Built approximately six years ago, the block is well maintained with low service charges.

Offering just over 620 sq. ft. of internal space, the flat boasts an open-plan kitchen and reception with high-end AEG integrated appliances, opening onto a private balcony overlooking the residents' garden.

The double bedroom includes built-in wardrobes and large windows, allowing an abundance of natural light.

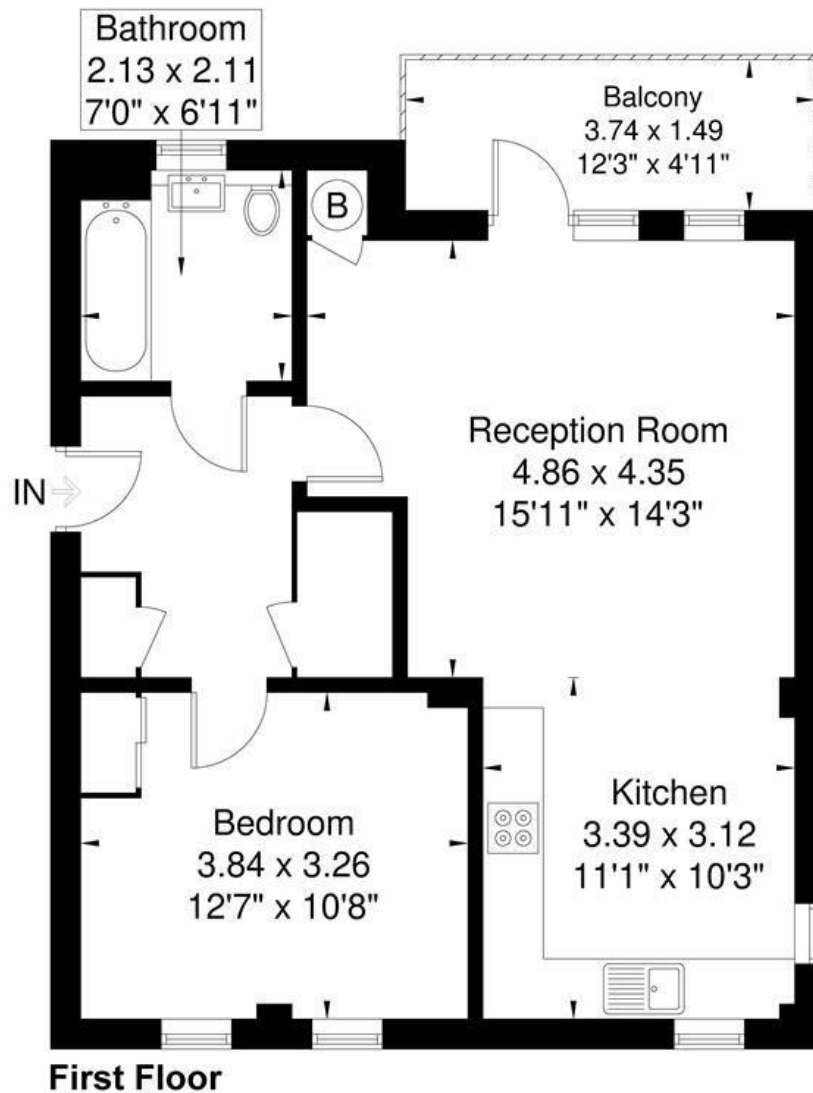
Further benefits include a spacious bathroom, MVHR system, and ample storage with two utility cupboards and a large versatile storage cupboard.

- One bedroom
- Open plan kitchen/reception room
- Over 600sq. ft.
- First floor flat
- Abundance of natural light
- Excellent decorative order
- Low service charges
- EPC rating B
- Close to Elizabeth line and other local transport links
- Array of local amenities

Offers Over £350,000

# Schubert House

Approximate Gross Internal Area = 57.9 sq m / 623 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	