



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



St Davids Close, Iver, Buckinghamshire. SL0 0RT.

£1,450 pcm

Hilton King and Locke are proud to present this stylish and spacious garden maisonette in the heart of Iver Heath. .

This super maisonette benefits from a tranquil setting and prime location set with shops a walk across the road and green surrounds.

A pathway leads to a private entrance of this first floor property. On entering the property immediately impresses from fresh redecoration is subtle grey colour scheme and contemporary style throughout .To the right a light living room benefiting from natural daylight with focal fireplace .Gas central heating offers reliable heating throughout the year.

The living room leads into a separate , modern kitchen with fitted appliances. A further door and internal stair case provides access onto the vast rear garden a key feature to enjoy the private peace of the outdoors and relax throughout the year.

Front facing spacious master bedroom, rear bedroom; both in immaculate condition and modern family bathroom with tear shape bath and shower complete this long term and stylish property.

St Davids Close is situated within a village, famed for being the home of Pinewood Studios with a range of accessible local primary, secondary and grammar schools, recreational facilities and local shopping amenities.

The larger centres of Uxbridge and Gerrards Cross offer additional daytime / evening outings . The national parks Langley Park and Black Park for rural walks are within walking distance.

Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports - ideal for commuters, schools and with plenty of resources and nearby towns to occupy free time.



A property with so much to offer - call 01753 643555 or email lettings@hklhome.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
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Not environmentally friendly - higher CO ₂ emissions			
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Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

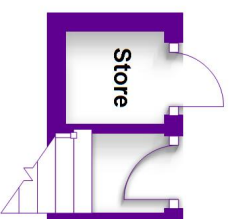


The Broadway
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Ground Floor

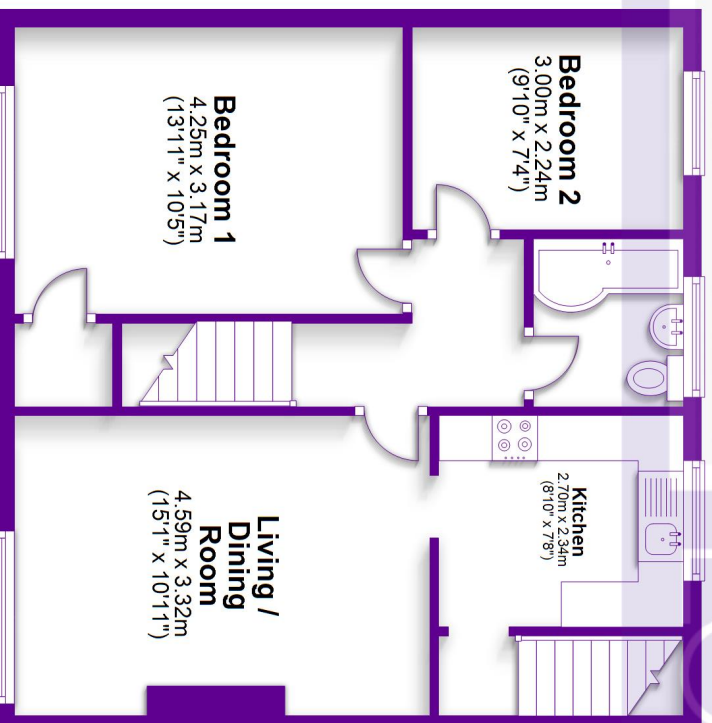
Approx. 14.6 sq. metres (157.4 sq. feet)



First Floor

Approx. 56.1 sq. metres (604.1 sq. feet)

HILTON
& KING
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Bedroom 2
3.00m x 2.24m
(9'10" x 7'4")

Bedroom 1
4.25m x 3.17m
(13'11" x 10'5")

Kitchen
2.70m x 2.34m
(8'10" x 7'8")

**Living /
Dining
Room**
4.59m x 3.32m
(15'1" x 10'11")

Total area: approx. 70.7 sq. metres (761.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only.
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