



Oakwood Estates are delighted to present this well-presented two-bedroom top-floor apartment, perfectly situated close to local shops, amenities, and excellent transport links.

The property offers bright and spacious accommodation, starting with a large, light-filled living room—an ideal space for both relaxing and entertaining. This flows seamlessly into a modern open-plan kitchen, fitted with a range of units and integrated appliances, combining style with everyday practicality.

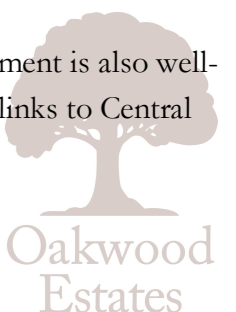
The apartment comprises two generously sized bedrooms, offering flexibility for couples, professional sharers, or small families, alongside a contemporary three-piece bathroom suite.

Huge attic for storage with loft ladder and lighting.








Externally, the property benefits from allocated parking for one vehicle, adding further convenience.

Located within easy reach of local shops, cafés, supermarkets, and everyday amenities, the apartment is also well-connected for commuters. Iver Station, served by the Elizabeth Line, provides fast and direct links to Central London and the surrounding areas.

Offered to the market with no onward chain.



## Property Information

-  LEASHOLD PROPERTY
-  OFF STREET PARKING
-  SHORT DISTANCE TO TRAIN STATION
-  NO CHAIN
-  TOP FLOOR APARTMENT
-  COUNCIL TAX BAND - C (£2,286.66 P/YR)
-  CLOSE TO SCHOOLS AND LOCAL AMENITIES
-  EPC RATING - C
-  TWO BEDROOMS
-  CLOSE TO LOCAL MOTORWAYS (M40/M4/M25)

					
x2	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Tenure

Leasehold · 88 years remaining

Ground Rent £150

Share of buildings insurance £189.37. The last payment was in September 2025.

### Council Tax Band

C (£2,286.66 p/yr)

### Mobile Coverage

5G Voice and Data

### Internet Speed

Ultrafast

### Transport

Iver Rail Station, part of the Crossrail network, is conveniently located roughly 20 minutes' walk away. Uxbridge Underground Station and Denham Rail Station, which serve the Chiltern Line, are also easily accessible with a short drive. Heathrow Airport is just a 15-minute car journey away, and the property benefits from close proximity to major motorways, including the M40, M25, and M4.

### Area

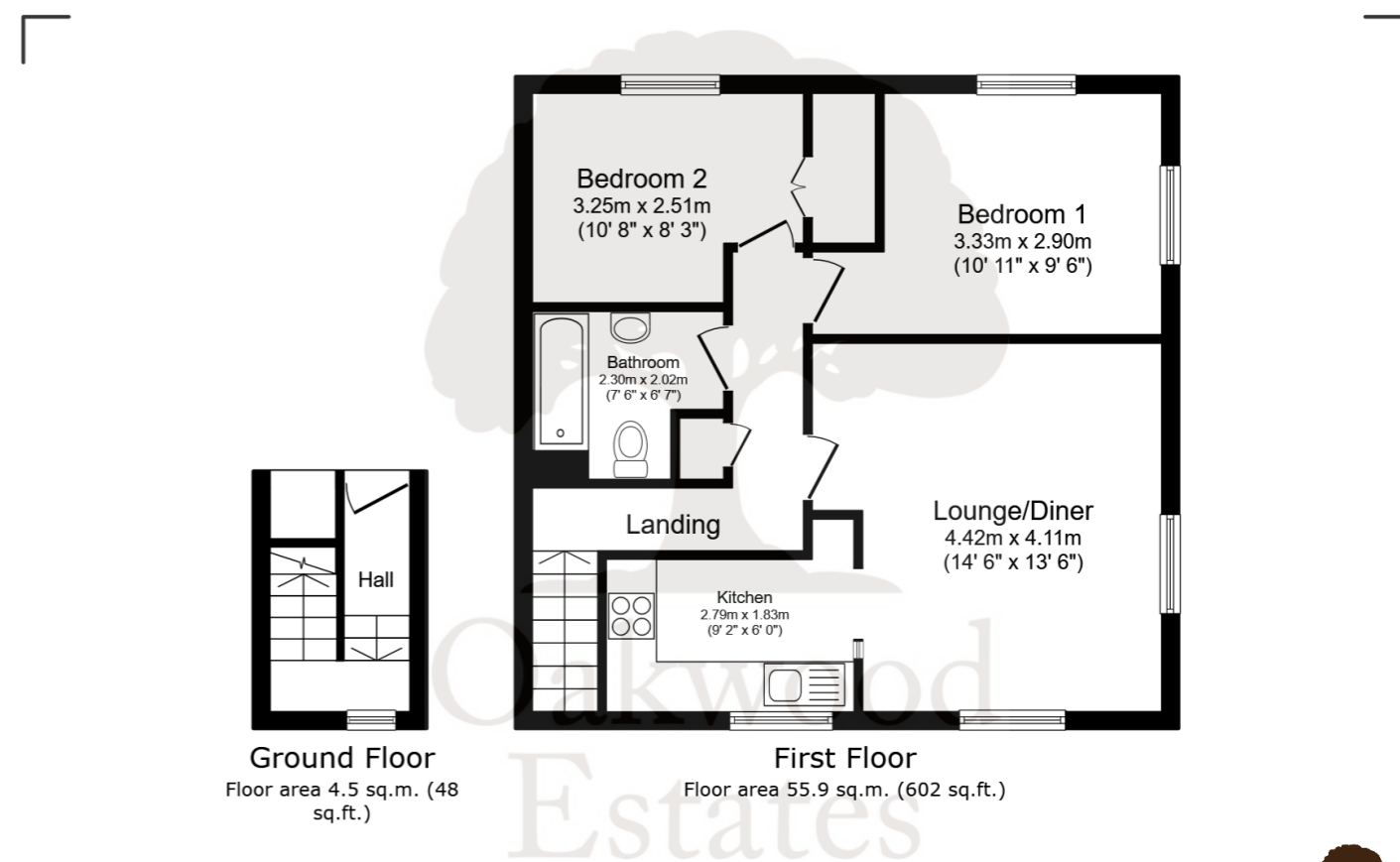
Iver Village lies in Buckinghamshire, South East England, positioned four miles east of the bustling town of Slough and 16 miles west of London. Situated within walking distance of various local amenities, it's less than a mile from Iver train station (part of Crossrail), offering convenient access to London, Paddington, and Oxford. The area is easily accessible via the nearby motorways (M40/M25/M4) and Heathrow Airport is just a short drive away.

It's also well-equipped with sporting facilities and surrounded by picturesque countryside, including Black Park, Langley Park, and The Evreham Sports Centre. Nearby, larger centres like Gerrards Cross and Uxbridge offer additional amenities, including a diverse selection of shops, supermarkets, restaurants, and entertainment options such as a cinema and gym.

### Council Tax

Band C

## Floor Plan



Total floor area: 60.4 sq.m. (650 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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