



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



9a Park Lawn, Farnham Royal, Buckinghamshire. SL2 3AP.

£425,000 Leasehold

**\*\*NO ONWARD CHAIN\*\*** Hilton King & Locke proudly presents Park Lawn, a truly stunning two-bedroom penthouse apartment, set within an exclusive gated development. Surrounded by beautifully landscaped gardens and serene woodland, this exceptional property offers the perfect blend of luxury and tranquillity.

This split-level penthouse occupies the top floor, welcoming you into a spacious entrance hall that flows into a charming seating area. The upper level is where you'll find the impressive master bedroom, complete with fitted wardrobes and a skylight that floods the room with natural light, offering panoramic views of the picturesque Buckinghamshire landscape. The master bedroom is further enhanced by a walk-in attic space, ideal for additional storage or conversion into a cosy games room or study.

Throughout the apartment, immaculate interiors and a sophisticated neutral colour palette create a sense of refined elegance. The open-plan living and dining area is filled with natural light, providing the perfect setting for relaxation or entertaining guests. The second bedroom is equally versatile —perfect as a guest room, home office, or creative space.

The modern kitchen, finished to an exceptional standard, is equipped with high-quality integrated appliances, designed to meet the demands of contemporary living. The main bathroom is stylish and practical, featuring a separate corner shower, adding to the property's appeal.

Additional highlights include two dedicated parking spaces and the inclusion of gas and water rates within the service charge.

Location is another strong suit of Park Lawn. Situated in the sought-after Farnham Royal, this residence is just minutes from the M40, M25, and M4 motorways, providing easy access to key transport links. For nature lovers, the proximity to the stunning



Burnham Beeches National Nature Reserve offers an idyllic escape. Farnham Royal's vibrant village atmosphere includes a variety of cafés, restaurants, and shops, catering to all your daily needs. The nearby Slough and Burnham stations, both served by the fast and efficient Elizabeth line, offer direct connections to central London, making this an ideal home for commuters. Regular bus services to the stations and surrounding areas further enhance the convenience of this location.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>65</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**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.



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# 9A Park Lawn

Approximate Gross Internal Area

First Floor = 9.4 sq m / 101 sq ft

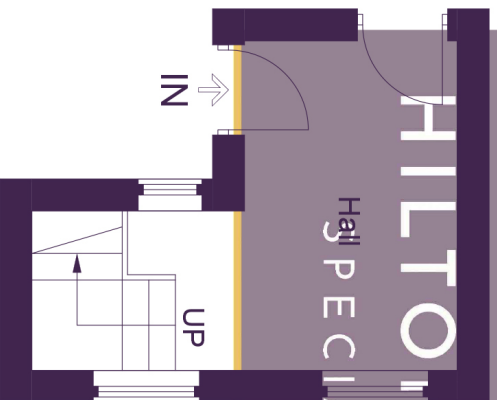
Second Floor = 78.1 sq m / 841 sq ft

Garage = 15.6 sq m / 168 sq ft

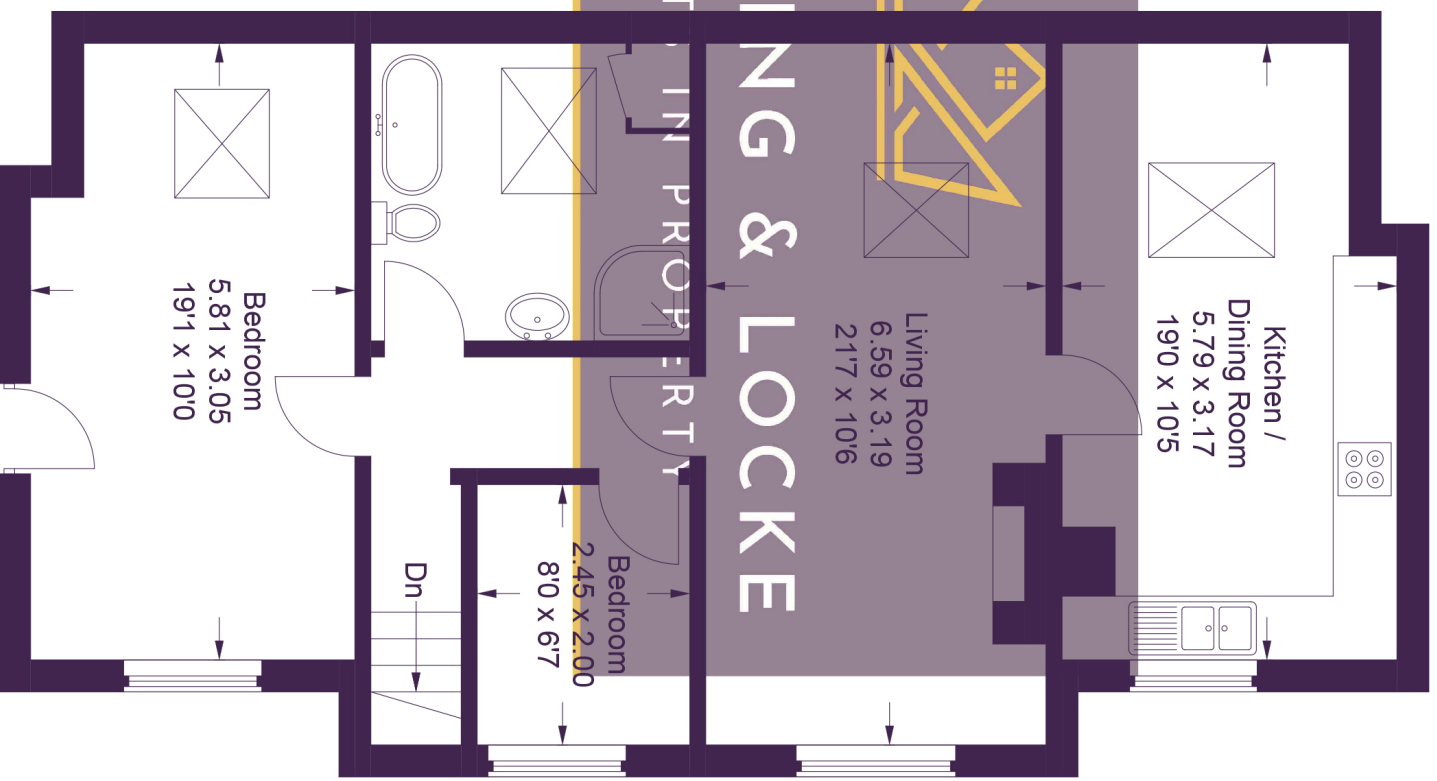
Total = 103.1 sq m / 1110 sq ft



(Not Shown In Actual  
Location / Orientation)



## First Floor



## Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.