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35 Dutton Way, Iver, Buckinghamshire. SL0 9NZ.

£220,000 Leasehold

Hilton King & Locke are pleased to bring to the market this ground-floor one-bedroom apartment, ideally located within easy reach of Iver village centre and its array of amenities and schools. The lease is 102 approx.

A viewing is essential to appreciate this spacious, bright, and airy accommodation in the sought after location of Iver village centre and is offered to the market with no upper chain. The property is also situated 1.5 miles from Iver station, that has the added benefit of being on the Cross Rail Link. There is a communal entrance with entry phone system, perfect for added security!

Accommodation comprises of a hallway with fitted cupboard space. The hallway leads to the living room, a good-sized double bedroom and neutral fitted kitchen, and bathroom. The property further benefits from a residents only communal car park and communal gardens.



Dutton Way is a stone's throw away from a variety of local amenities and is situated a short drive from Iver train station.

The village of Iver has various other facilities including shops, pubs, and restaurants as well as Black Park and Langley Park. Uxbridge is close by where there is a larger shopping centre with multiplex cinema and an Underground train station.

There are many good state and independent schools in the surrounding area. The property is also within easy access of the M4, M40 and the M25 motorway networks.



**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.



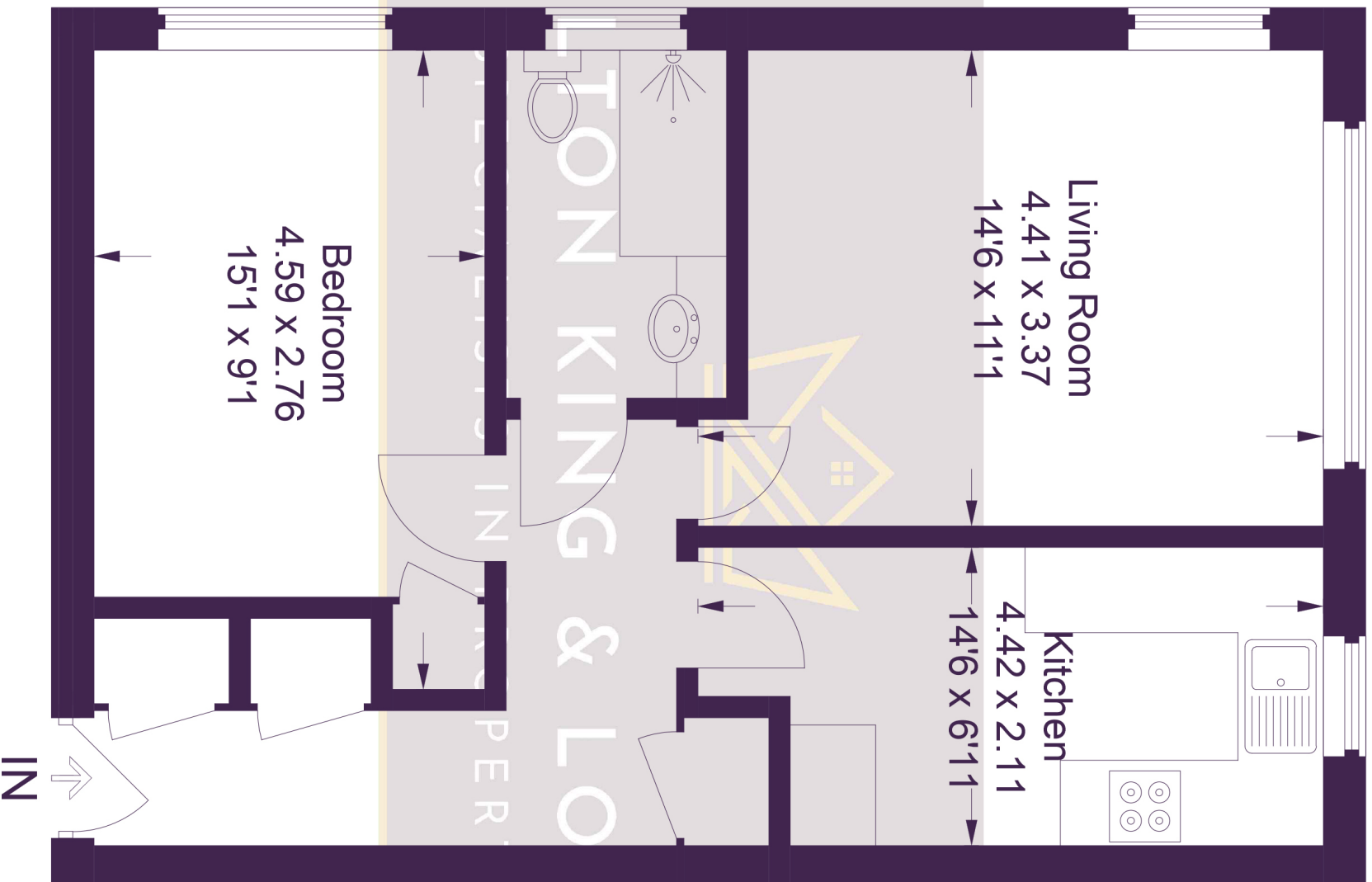
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# 35, Dutton Way, Iver

Approximate Gross Internal Area = 48.6 sq m / 523 sq ft



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.

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