



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



11 Keensacre, Iver, Buckinghamshire. SL0 0DL.

£325,000 Leasehold

**IDEAL PURCHASE FOR FIRST TIME BUYER.** This lovely three bedroom first floor duplex is situated in one of Iver Heath's most popular locations. Excess of 900 years remaining on the lease and Service charge & ground rent of £120pcm

Offering exceptional accommodation throughout, the property is accessed via a communal entrance which leads up to the first floor landing. Upon entering the property, there is an entrance porch with further door leading in to the beautifully presented living room with an opening leading to the kitchen. On the first floor, there are three good size bedrooms and family bathroom. Outside, benefits from well kept communal gardens and a garage located in a nearby block. In our opinion, this is quite possibly the best apartment of this type we have seen and must be viewed internally to appreciate the quality throughout.

**AREA-** Keensacre is an extremely popular residential cul-de-sac situated within sought after Iver Heath, famed for being the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities. The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Black Park and Langley Park are located nearby and offer country walks ideal for young families and dog walkers.






**Important Notice**

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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.

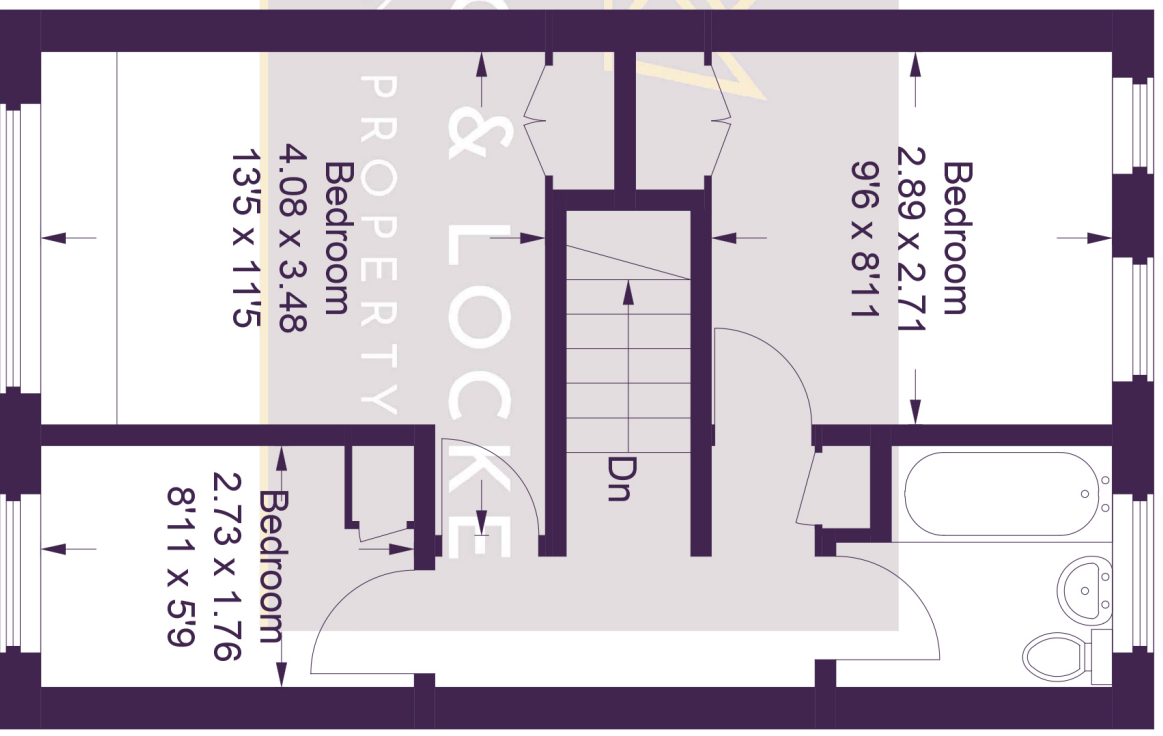
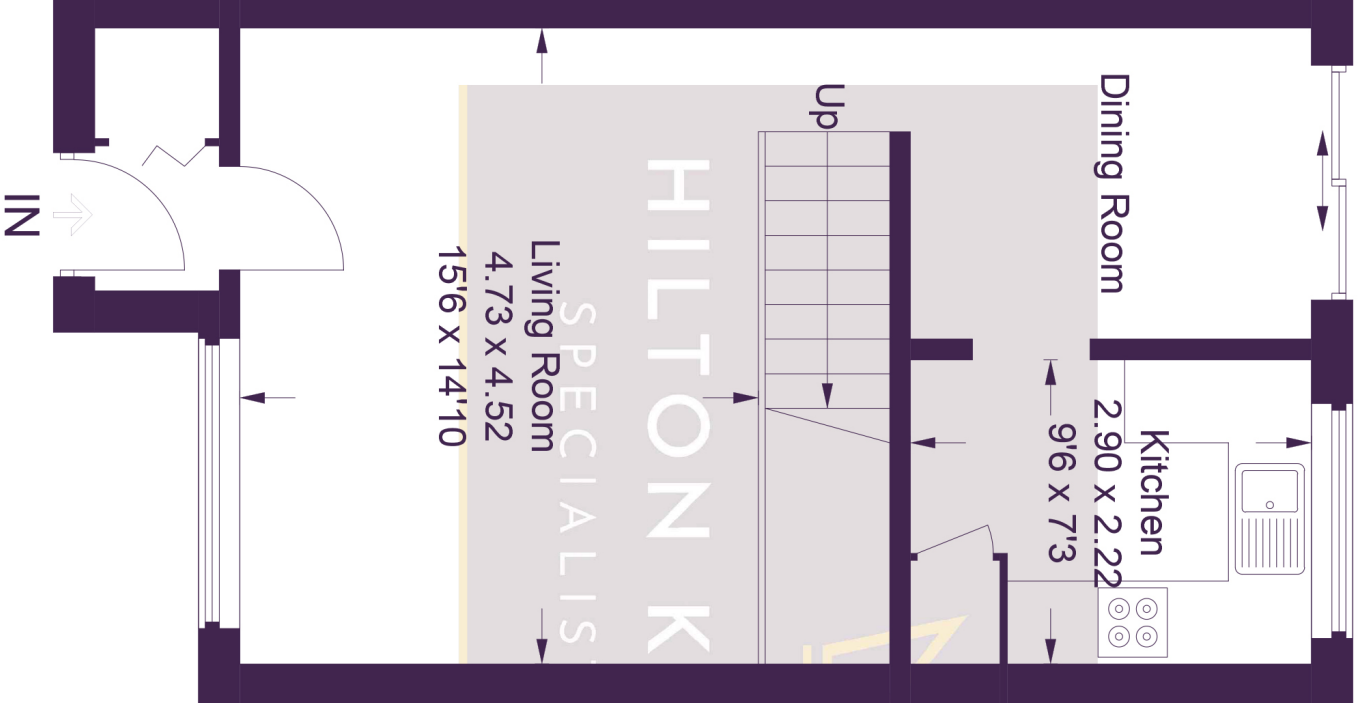


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# 11 Keensacre

Approximate Gross Internal Area  
Ground Floor = 38.0 sq m / 409 sq ft  
First Floor = 35.6 sq m / 383 sq ft  
Total = 73.6 sq m / 792 sq ft



## Ground Floor

## First 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.

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