



## LOWER ROAD, GERRARDS CROSS

### Guide Price £560,000

Attention Rental Investors & Ambitious Entrepreneurs – A Rare Investment Opportunity with a 5% Yield!

Christopher Edwards is proud to present this exceptional new-build penthouse, part of an exclusive boutique development comprising just four luxurious two-bedroom, two-bathroom apartments. Designed with elegance and functionality in mind, each residence boasts high-end finishes and contemporary specifications, with the penthouse enjoying the added benefit of a stunning wrap-around balcony—perfect for alfresco living. Located within Lower House, a prestigious gated development spanning two floors, with two parking spaces and a share of freehold—offering long-term value and security.

- NEW BUILD TWO BEDROOM PENTHOUSE APARTMENT
- SHARE OF FREEHOLD
- GATED DEVELOPMENT
- BESPOKE KITCHEN WITH 'NEFF' INTEGRATED APPLIANCES
- EN-SUITE TO MASTER BEDROOM
- EXCEPTIONAL BALCONY TERRACE
- TWO BATHROOMS WITH UNDERFLOOR HEATING
- VIDEO PHONE ENTRY SYSTEM
- ENGINEERED OAK FLOORING
- BLUETOOTH SURROUND SOUND
- FANTASTIC RENTAL YIELD IN EXCESS OF 6%
- OFF STREET PARKING FOR TWO CARS

## Reception/Kitchen

19' 4" x 19' 2" (5.89m x 5.84m)

## Bedroom One

13' 8" x 9' 10" (4.17m x 3.00m)

## En-Suite

8' 3" x 5' 0" (2.51m x 1.52m)

## Bedroom Two

10' 2" x 9' 2" (3.10m x 2.79m)

## Bathroom

9' 11" x 5' 0" (3.02m x 1.52m)

## Terrace

20' 8" x 5' 4" (6.30m x 1.63m)

## Sun Terrace

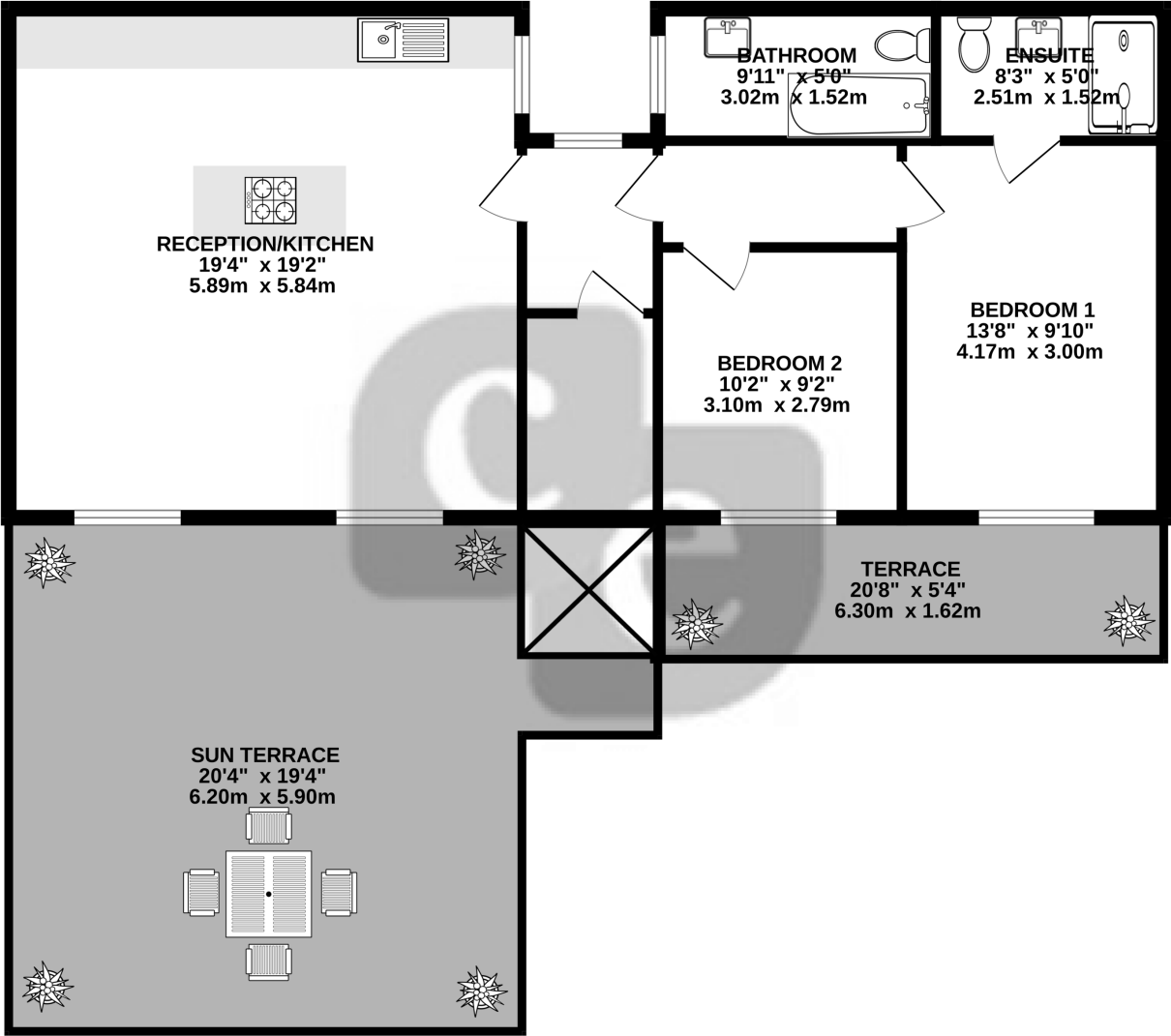
20' 4" x 19' 4" (6.20m x 5.89m)

## Off Street Parking



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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