

## HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



A stunning second floor penthouse apartment which absolutely must be viewed internally in order to be fully appreciated. Situated in this gated modern development set back off Iver High Street, and a very short walk to Iver's amenities which include Co op, Costa, a Chemists, and also places to eat. Crossrail at close by Iver Station is within easy reach, and is around 1 mile away.

This hugely impressive property is a fantastic size and sits at 927 square ft!.

There is a stunning 24'6 x 17'7 open plan living/kitchen area which offers a delightful triple aspect, two double bedrooms, with one having an ensuite shower room, and both offering built in wardrobes.







There is also a family bathroom, double glazing and parking for two cars. The lease is an impressive 119 years.

Iver has a thriving High Street with a range of shops, good primary schools, is in the catchment area of several Grammar Schools and is set in the beautiful Colne Valley. Walking distance of the mainline station (Elizabeth Line). The commute to London takes less than half an hour, providing a direct link to the centre of London, the City and Canary Wharf. The motorway network is easily accessible as is London Heathrow.









## 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).

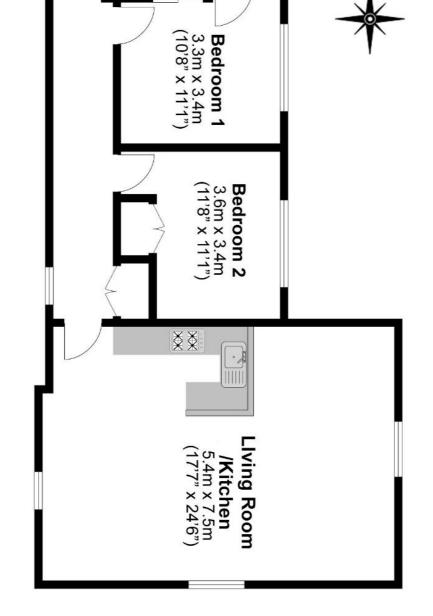
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



23 High Street Iver Buckinghamshire SL0 9ND

> Tel: 01753 650033 iver@hklhome.co.uk

Total Approximate Floor Area 927 Square feet 86 Square metres



Illustrations are for identification purposes only, measurements are approximate, not to scale.