



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



16, Universal House, High Street, Iver, Buckinghamshire. SL0 9BZ.

£255,000

Universal House in Iver is a former commercial office building situated in a fantastic location on the outskirts of London, which now consist of 18 luxury apartments and still maintain the more stylish architectural features of the original building.

The building is set back from the High Street with secure gating and private parking for all residents.

This property will appeal to both couples and Investors alike due to the proximity of the properties being only a short stroll to local shops and amenities which include Costa coffee and a Co - op supermarket. Iver Station is around 1 mile away where you can access the Cross rail route (Elizabeth Line)

A new build warranty is still in place, there are stone work surfaces, CDA appliances, an induction hob, video entry system, oak wood flooring, luxury carpets, designer tiles and double glazing.

This property is a superb 566 square ft, and includes a 22'3 x 15' reception/kitchen that offers a delightful twin aspect, as does the 14'1 x 9'10 double bedroom. A modern family bathroom completes the accommodation.

The tranquil village of Iver host country pubs, a community green and plenty of outdoor amenities for those with an appreciation



of the great outdoors, but who still need to feel the pulse of central London. Direct trains run to Paddington in less than 30 minutes, and access to the M40, M25 and M4 are within 5 miles with Heathrow around 7 miles.

Richings Park and Thorney Park Golf Courses are only a short distance away and so are walks by the local canal. Iver also has it's own Infant and Junior Schools which again are walking distance.

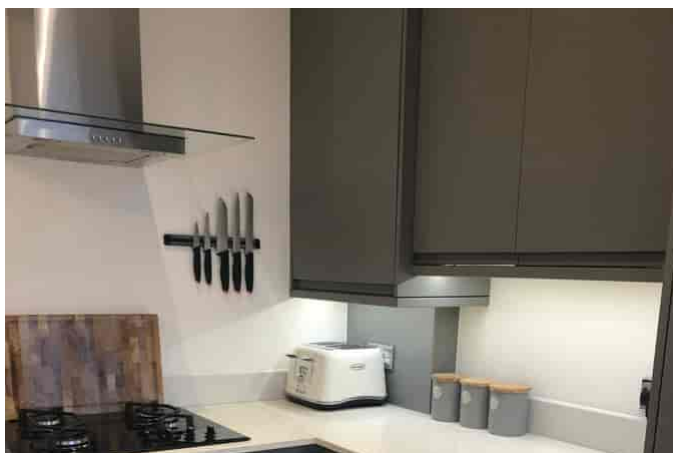
IVER STATION - 1 MILE

IVER HIGH STREET - 0 MILES

IVER INFANT AND JUNIOR SCHOOLS - 0.5 MILES

M4 JUNCTION 5 - 3 MILES

HEATHROW - 7 MILES



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).

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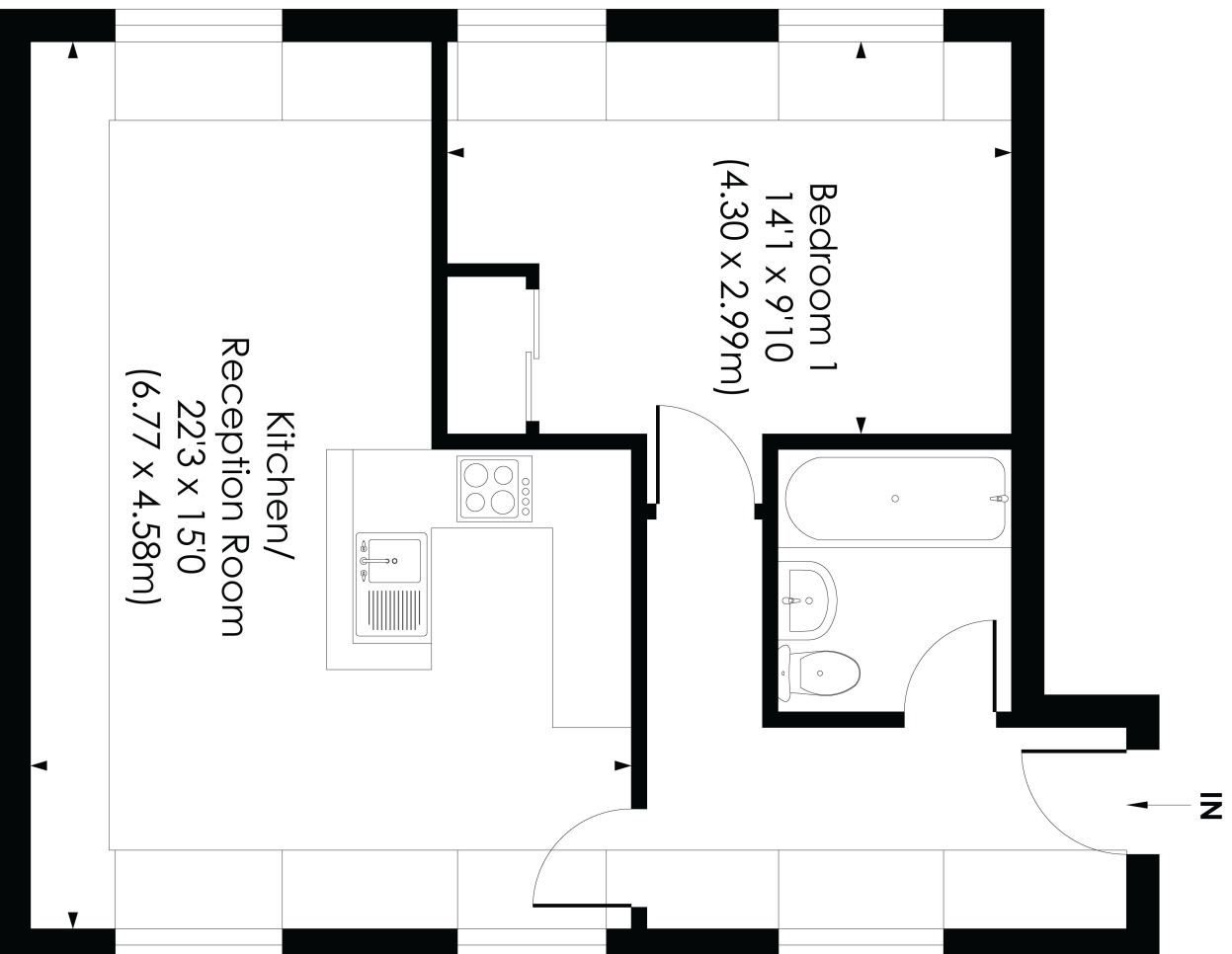
The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

HIGH STREET IVER

Approx. Gross Internal Floor Area

566 Sq ft/52.5 Sq. m



SECOND FLOOR