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2022 - 2023
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OPTIMAL HOUSE

Station Road, Gerrards Cross SL9 8FY



16 OPTIMAL HOUSE

Station Road, Gerrards Cross SL9 8FY

A third floor two bedroom two bathroom penthouse apartment with roof terrace and panoramic views over countryside and the City

A penthouse two bedroom, two bathroom third floor apartment with an approximate 30ft width balcony with a south-east elevation enjoying panoramic views over the countryside with reaching views to the city of London and The Shard.

This contemporary development constructed by Titan Property Developments in 2017 with lift and secure parking that is favourable positioned in the heart of Gerrards Cross.

Summary of Accomodation

Video entry phone system, communal entrance lobby | Lift to 3rd floor (top floor) and entrance lobby to No16 | Open plan living / kitchen with windows on three sides | Master bedroom with ensuite | Bedroom two and family bathroom | Secure parking for 1 car with electric car charging point | Approximate 30ft terrace ideal for seating and alfresco dining | Stunning panoramic views over countryside and onto the City | Walking distance to all shops | EPC Rating B

Roof Terrace

Approximate 30ft width balcony with a south-east elevation enjoying panoramic views over the countryside with reaching views to the city of London and The Shard.

Location

The property is located within the heart of Gerrards Cross village centre. On the edge of the town centre either side of Packhorse Road (B416) is West common with a common green area and pond, East common with play area and woodland. There is an array of facilities that include: M&S Simply Food, Waitrose, Tesco, Sainsburys Local store, restaurants, Everyman cinema and Dukes Wood Sports Club.





Gerrards Cross Chiltern mainline station (London Marylebone 18 minutes), M40 (J1) 3.7 miles giving access to national motorway network via M25, Uxbridge town centre 6.1 miles, Central London approx 22 miles (Distances and times approximate)

Directions:

From Gerrards Cross Station (Station Approach) proceed put to the T Junction and turn left in to Packhorse Parade B416, take the first right in to Station Road and Optimal House is on the left hand side on the corner of Marsham Lane.

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EPC Rating: B

Local Authority: South Bucks District Council

Council Tax Band: C

Additional Info

Guide Price - £2,500 per calendar month

Available - Unfurnished

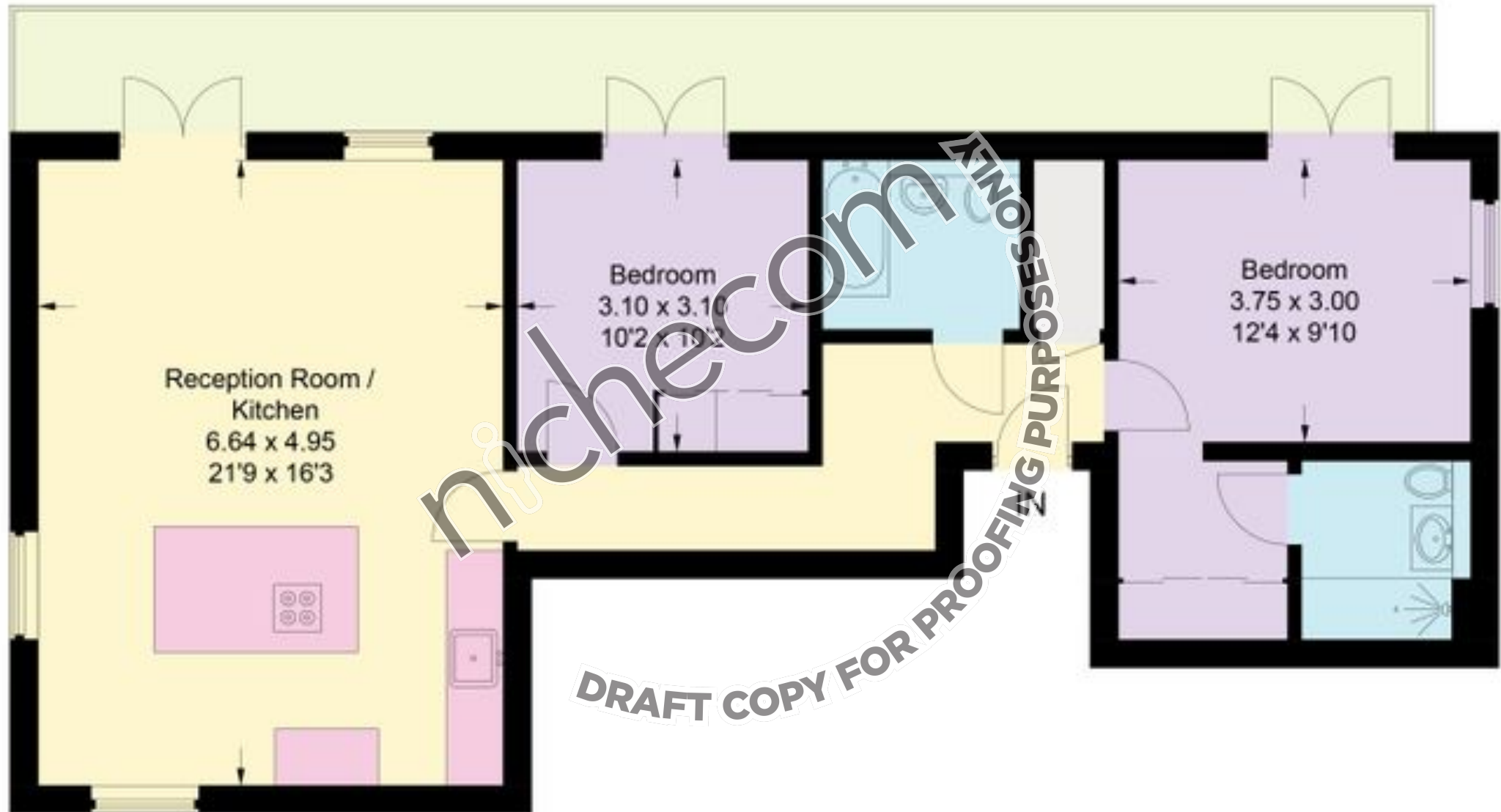
Holding Deposit - £576.92 (One weeks rent)

Deposit - £2,884.61

Rent Term - 12 months minimum tenancy



Approximate Gross Internal Area
77.7 sq m / 836 sq ft



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