

1 Vanderbilt House, Packhorse Road Gerrards Cross



**Strutt
& Parker**

Land and property. Since 1885.

An immaculate two bedroom ground floor apartment set within the highly regarded Vanderbilt House and benefitting from a large kitchen/ dining room opening onto a spacious sitting room with private patio garden leading onto communal grounds.

Upon entering the communal entrance hallway, access is provided to flat number one.

The apartment hallway provides access to both bedrooms benefitting from en-suite facilities as well as a separate utility cupboard and study.

The doorway also leads to the kitchen/dining room which opens onto a large sitting room with door access to the private patio garden and communal grounds.

Vanderbilt house is approached via electronic security gates with two private parking spaces allocated to the property.

The communal rear gardens are beautifully tended with each apartment benefiting from their own garden store. The impeccable level lawn is surrounded by planted borders of various flowering plants and shrubs.



Location

Gerrards Cross train station 0.5 miles (Gerrards Cross to Marylebone 18 minutes), M40 4.9 miles, Heathrow airport 12.9 miles, Central London approx. 21 miles

Gerrards Cross frequently appears in surveys of the most desirable places to live in England. The village's high street offers a wide range of shopping facilities including, Waitrose, and Tesco, as well as a host of independent stores and restaurants, hotels, public houses, an Everyman Cinema, health centre and communal library.

Just to the south of the village centre is Gerrards Cross Common, an attractive expanse of open grass and woodland with two ponds.

Ideal for the commuter, the motorway network can be accessed at Junction 1 M40 (Denham), linking to the M25, M1, M4 and Heathrow/Gatwick airports, while Gerrards Cross station boasts a speedy Chiltern Rail link to London Marylebone.

Gerrards Cross has an outstanding Church of England primary school and is within catchment for several Bucks grammar schools, while a range of private schools is also available, such as St Mary's, Gayhurst, Maltman's Green, and Thorpe House.

Postcode region: SL9

General

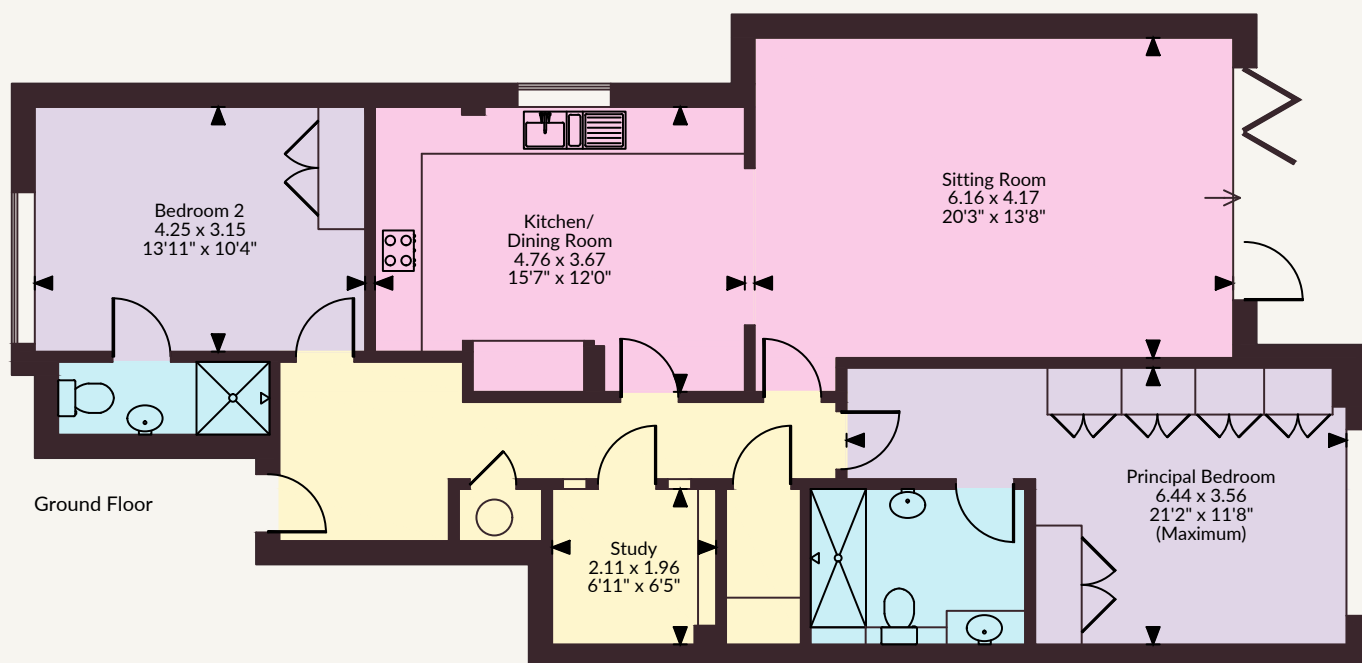
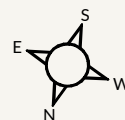
Local Authority: South Buckinghamshire
Services: Mains gas, electric, water and drainage
Service & Maintenance charges: £4,100pa
Council Tax: Band F
EPC Rating: B
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,133 sq ft (105.3 sq m)
Close to town centre
Ground floor apartment
2 parking spaces
Share of freehold
Town

Guide price £750,000



Vanderbilt House, Packhorse Road, Gerrards Cross
Internal area 1,119 sq ft (104 sq m)



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The position & size of doors, windows, appliances and other features are approximate only.

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Strutt & Parker Gerrards Cross

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