



7 Lynbury Place, 14 South Park Crescent, Gerrards Cross

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BNP PARIBAS GROUP

7 Lynbury Place, 14, South Park Crescent, Gerrards Cross, Buckinghamshire, SL9 8HJ

A spacious, contemporary penthouse apartment built by Vanderbilt Homes, situated in a highly sought-after location within striking distance of Gerrards Cross centre and station.

Gerrards Cross Train Station 0.4 miles (London Marylebone 23 minutes), M40 Junction 1A/2 4.0 miles, M25 junction 16 5.0 miles, Heathrow airport (Terminal 5) 13.5 miles

Entrance hall | Open plan kitchen/living/dining room | Utility | Principal bedroom with en suite Two further bedrooms (one en suite).
EPC Rating B

The property

A most impressive three bedroom luxury apartment located on the second floor of this imposing apartment block with 8 apartments. Offering spacious living accommodation with high ceilings extending into the eaves in most rooms, this property combines contemporary elegance with practical functionality. Perfect for discerning buyers seeking a sophisticated urban retreat. The accommodation comprises a spacious, open plan living and entertaining area, boasting high ceilings and abundant natural light, providing a sense of openness and grandeur. There is a modern LED fire feature. There are full width bi-folding doors that open seamlessly onto a large balcony, perfect for entertaining or relaxing while taking in views over the beautiful communal gardens. Tucked away in one corner of the room is a superb, contemporary kitchen featuring handle-less cabinetry, beautiful silstone worktops together with floor level and under-cupboard lighting, making meal preparation a delight. High-

end Siemens appliances, Quooker tap, waste disposal unit and ample storage complete this culinary haven. The apartment includes three generous bedrooms; two of which afford beautifully tiled en suite bathrooms, each designed with premium fixtures and finishes for a spa-like experience. There is also a separate, fully equipped shower room for guests. A practical utility room adds convenience, providing space for laundry and additional storage. Additional features include under floor heating throughout with a high level of thermal and sound insulation, LED lighting and ample eaves storage cupboards in a number of rooms.

Outside

The communal grounds of this property are a fantastic feature and have an extensive landscape with a high degree of seclusion and privacy. There are 2 allocated car parking spaces in the basement equipped with EV charging points, bike rack and two secure external cupboards for storage. Four off road parking spaces are available on the front drive for visitors

Location


Gerrards Cross is a picturesque and highly-convenient town with a wide range of shopping facilities, including, Waitrose and Tesco, as well as a host of independent stores, hotels, restaurants, cafés, public houses, a cinema, community library, health centre and dentists. In addition to the Community Centre, local sporting amenities are excellent and include Gerrards Cross Squash Club, Gerrards Cross Golf Club, Lawn and Tennis Club and Gerrards Cross Bowls Club. Ideal for the commuter, the nearby M40 links to the M25, M1, M4, and Heathrow/Gatwick airports, while Gerrards Cross station offers a speedy Chiltern Rail link to London Marylebone. The area offers a good selection of state primary and secondary schooling including The Gerrards Cross CofE School and Fulmer Infant School (both rated Outstanding by Ofsted) together with an excellent choice of grammar schools and a wide range of independent schools.





Approximate Gross Internal Area = 147.6 sq m / 1589 sq ft
(Excluding Eaves Store)



 = Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Directions

What3words ///mining.player.unity:

General

Local Authority: South Bucks District Council

Services: Mains gas, electric, water and drainage

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

Tenure: Leasehold, 125 years from 2017

Guide Price: £1,150,000

Current Ground Rent Charge: £750.00

Current Service/Maintenance Charges:

£3,782.63. Building Insurance is also included in the charges

Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

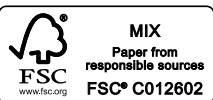
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