



Lynbury Place

South Park Crescent, Gerrards Cross

1-8 Lynbury Place
14 South Park Crescent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An exceptional apartment situated in a highly sought after development within striking distance of Gerrards Cross town

A luxury three bedroom first floor apartment situated behind gates with undercroft parking for two cars.



1 RECEPTION ROOMS



3 BEDROOMS



3 BATHROOMS



UNDERCROFT PARKING



LANDSCAPED GARDENS



LEASEHOLD



TOWN



1,832 SQ FT



**GUIDE PRICE
£1,195,000**



The property

A most elegant first floor apartment within the highly regarded Lynbury development, offering accommodation in excess of 1,800 sq ft.

Upon entering the property the spacious hallway provides access to all rooms within the apartment. This charming residence is presented in extremely good order and includes large open plan contemporary kitchen/dining area through to the sitting room and balcony, perfect for entertaining or relaxing while taking in views over the beautiful communal gardens.

The apartment includes three generous bedrooms; two of which afford beautifully tiled en suite bathrooms. 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.



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 two 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, cafes, public houses, an Everyman cinema and community library. 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 London Heathrow/Gatwick and Luton 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, together with an excellent choice of grammar schools and a wide range of independent schools.



Distances

- London Heathrow airport approx. 15 miles

Nearby Stations

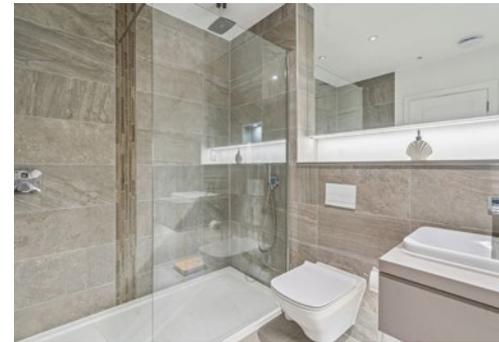
- Gerrards Cross 778 metres

Key Locations

- Blackpark Country Park
- Burnham Beeches
- Windsor Castle

Nearby Schools

- Fulmer Infant School
- Gerrards Cross CofE School
- Thorpe House School
- Gayhurst School
- Maltman's School
- Chalfont Community College
- The Beaconsfield School
- Beaconsfield Grammar School
- St Mary's School



Approximate Gross Internal Area = 170.2 sq m / 1,832 sq ft



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.

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Floorplans

House internal area 1,832 sq ft (170.2 sq m)

For identification purposes only.

Directions

SL9 8HJ

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General

Local Authority: South Buckinghamshire

Services: Mains gas, electric, water and drainage

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

Council Tax: G

EPC Rating: B

Tenure: Leasehold, 125 years from 2017

Current Ground Rent: £800 pa

Current Service/Maintenance Charges: £5,000 pa

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