

# Miles House

Denham • Uxbridge • UB9 5FE  
Guide Price: £380,000



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Presenting a stunning two-bedroom apartment within the highly desirable Denham Film Studios development, built in 2018 by Weston Homes. This modern property offers a stylish interior with a bright and airy ambiance and benefits from high-quality fittings throughout. The apartment features an impressive open-plan living area that seamlessly extends to a north-west facing balcony, perfect for enjoying scenic views. Residents of this development enjoy exclusive access to the Art Deco Actor's bar and a luxuriously-restored cinema. Additionally, a convenient concierge service is available seven days a week. Parking is made easy with underground parking facilities, ensuring secure storage for resident vehicles.

Modern apartment

Two double bedrooms

Open plan living room

Private balcony

Long lease

Allocated parking for two cars

Denham Film Studios

Walk distance to Denham Green shops & station

Kitchen with integrated appliances

642 Sq. Ft (59.6 Sq. M)

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

A stylish two-bedroom apartment situated on the second floor, crafted by Weston Homes in 2018. This delightful dwelling offers secure access to a communal hallway, complete with a lift and stairs leading to the second floor. As you step inside, you'll find your own entrance hall. The open-plan living area boasts a high gloss kitchen with appliances, accompanied by a generously sized living room that opens up to a north-west facing balcony. The apartment comprises two bedrooms; one of them features a walk-in wardrobe, while the other bedroom offers ample space. Completing the accommodation is a contemporary bathroom, adding to the modern appeal of this apartment. Additionally, it is equipped with an underfloor four zone heating system, providing efficient heating throughout the living space.

### Outside

The property boasts a superb north west facing balcony, well maintained communal grounds and underground parking for two cars.

### Location

Set back from the road in a fantastic leafy location, The Denham Film Studios offers a superb collection of homes designed around attractive garden squares, landscaped grounds, beautiful rill water features and private gardens, bordered by extensive protected woodland. Residents and their guests benefit from the exclusive use of the stunning restored cinema and adjoining bar. The Denham film Studios development is ideally situated within easy reach of the M25 and walking distance to Denham Green with its array of local shops and Denham Railway Station, that provides access into London Marylebone in under 30 minutes.



### Schools:

Denham Green E-Act Primary Academy 0.4 miles  
Denham Village School 1.3 miles  
Maple Cross Junior Mixed Infant and Nursery School 2.3 miles



### Train:

Denham Station 0.6 miles  
Denham Golf Club Station 1.0 miles  
Gerrards Cross Station 2.5 miles



### Car:

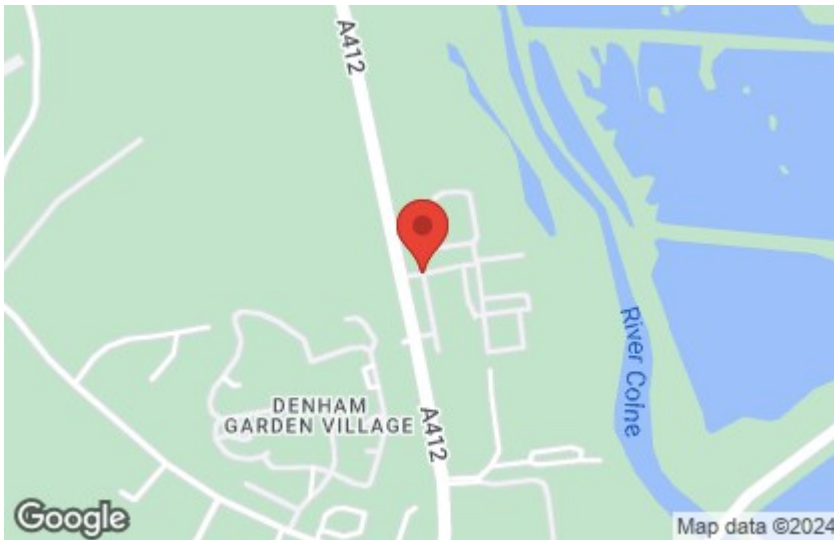
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



2ND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.