



GUIDE PRICE

**£375,000**

**Korda House**

Stanley Kubrick Road, Denham, UB9 5FH



## PROPERTY SUMMARY

**NO ONWARD CHAIN.** This stylish 2 bedroom first floor apartment is situated in the restored Grade 11 listed building of the former Denham Film Laboratories. Located within walking distance of local amenities, Denham train station and a few miles from M25 and M40 motorways. The apartment comprises of an open plan kitchen/dining/living space with floor to ceiling windows and access to a private balcony. Both the double bedrooms have fitted wardrobes and the master has direct access to the balcony. A well appointed modern 3 piece bathroom with smart shower, bath and mirror completes the accommodation. There are 2 allocated parking spaces a rare find in many properties in this area. Residents and their guests benefit from the exclusive use of the stunningly restored cinema, adjoining bar, community room and a concierge service. Lease: 999 years from 1/1/2017

Ground Rent: £400 per annum - £200 paid twice a year. Service Charges: £2500 per annum - £1250 paid twice year. Insurance - £400 per annum.

2



1



1



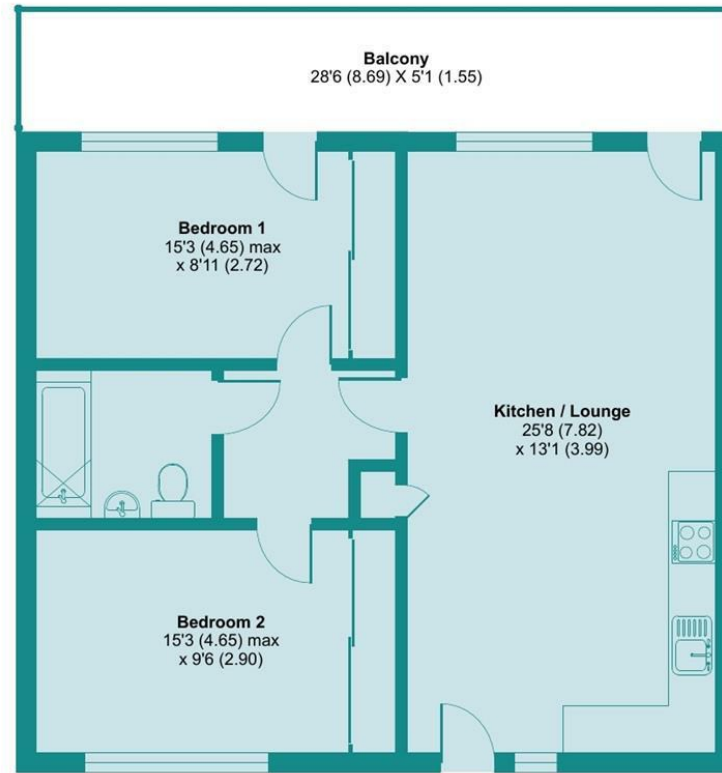




# Stanley Kubrick Road, Denham, Uxbridge, UB9 5FH

Approximate Area = 744 sq ft / 69.1 sq m

For identification only - Not to scale



FIRST FLOOR

**LOCAL AUTHORITY**  
South Buckinghamshire

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Estate Agents. REF: 1071375



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