



FORD & PARTNERS
ESTATE AGENTS



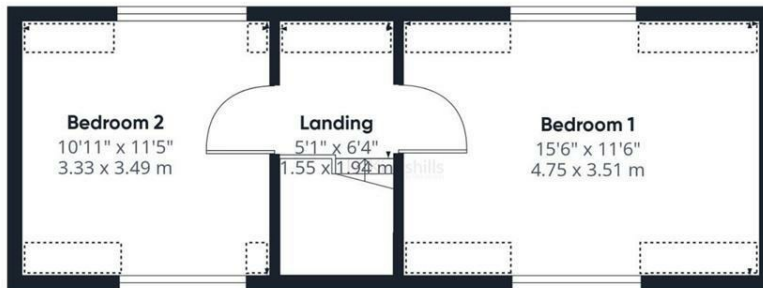
Flat 3, 148A London Road, High Wycombe, HP11 1DQ

Ford & Partners are delighted to present this exceptional two-bedroom apartment, beautifully finished to a high standard and perfectly positioned within walking distance of High Wycombe town centre. Thoughtfully designed for modern living, this elegant home blends luxury with practicality, providing an outstanding lifestyle in one of the town's most desirable locations.

Additional benefits include residents' parking to the rear and convenient access to the picturesque Rye Park.

- **Duplex Apartment**
- **Modern Fully Fitted Kitchen**
- **Gas Central Heating & UPVC Double Glazing**
- **Two Double Bedrooms**
- **Residents Off Street Parking**
- **Rear Balcony w/ Views**
- **Nearby to Town Centre & Train Station**
- **Available Immediately**

£1,650 Per month



Approximate total area^m
653 ft²
60.7 m²

Reduced headroom
54 ft²
5 m²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

