



- Luxury ground floor apartment
- Two double bedrooms
- Concierge
- Cinema

38 Korda House, Stanley Kubrick Road, Denham, Uxbridge, UB9 5FH      Offers over £400,000

Andrews Residential present to the market this luxury two double bedroom first floor apartment, benefiting from a Cinema and Concierge services. This immaculate apartment comprises of an ultra modern kitchen with appliances, lounge, two double bedrooms with wardrobes, bathroom with bath and shower unit, large balcony and two allocated parking spaces.





## Property Description

### THE LOCATION

Set back from the road in an imposing position, The Denham Film Studios offers a superb collection of homes designed around attractive garden squares, landscaped grounds and beautiful water features. 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.

### THE PROPERTY

Features include a superb open-plan living area, two bedrooms, luxury bathroom, private balcony, high quality fittings and an allocated parking space. The development enjoys the use of the Art Deco Actor's bar, a luxuriously-restored cinema and also boasts a concierge service, available 7 days a week.

### OUTSIDE

Outside there are well-kept landscaped communal grounds with visitors and residents parking.

### DETAILS OF SALE

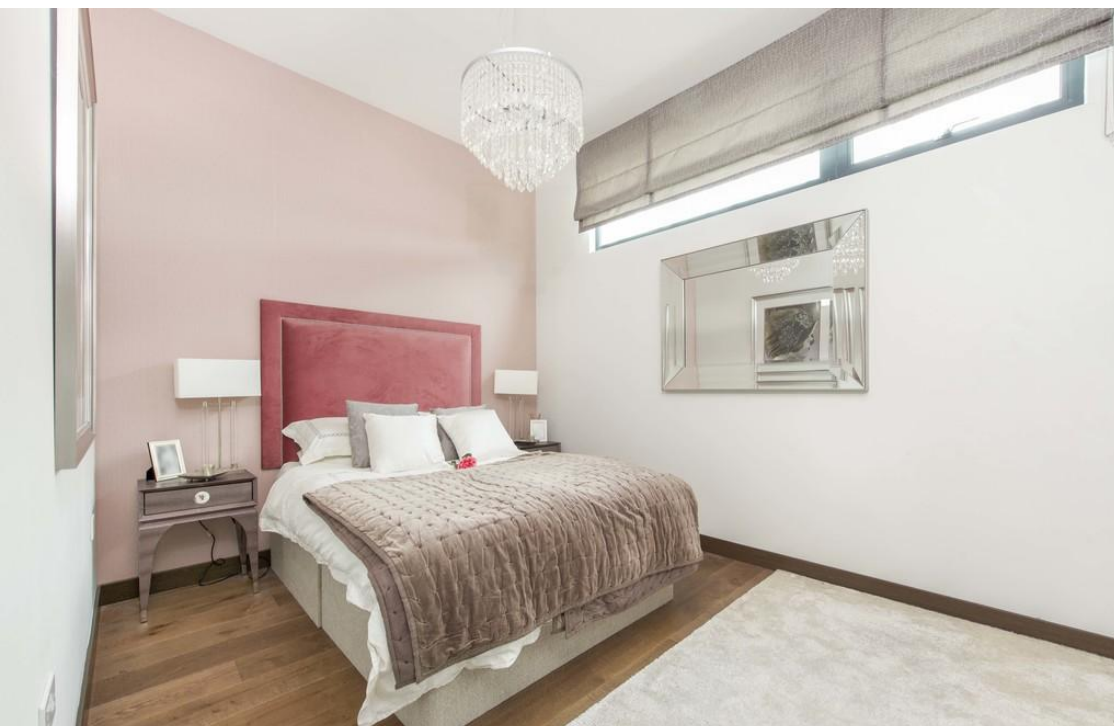
The vendor informs us the below information is correct

Service charges are £2008.95 per annum and Ground Rent is £350.00 per annum

For more information please contact Andrews Residential on 01895 707777







# Korda House

Approximate Gross Internal Floor Area = 65.8 sq m / 709 sq ft

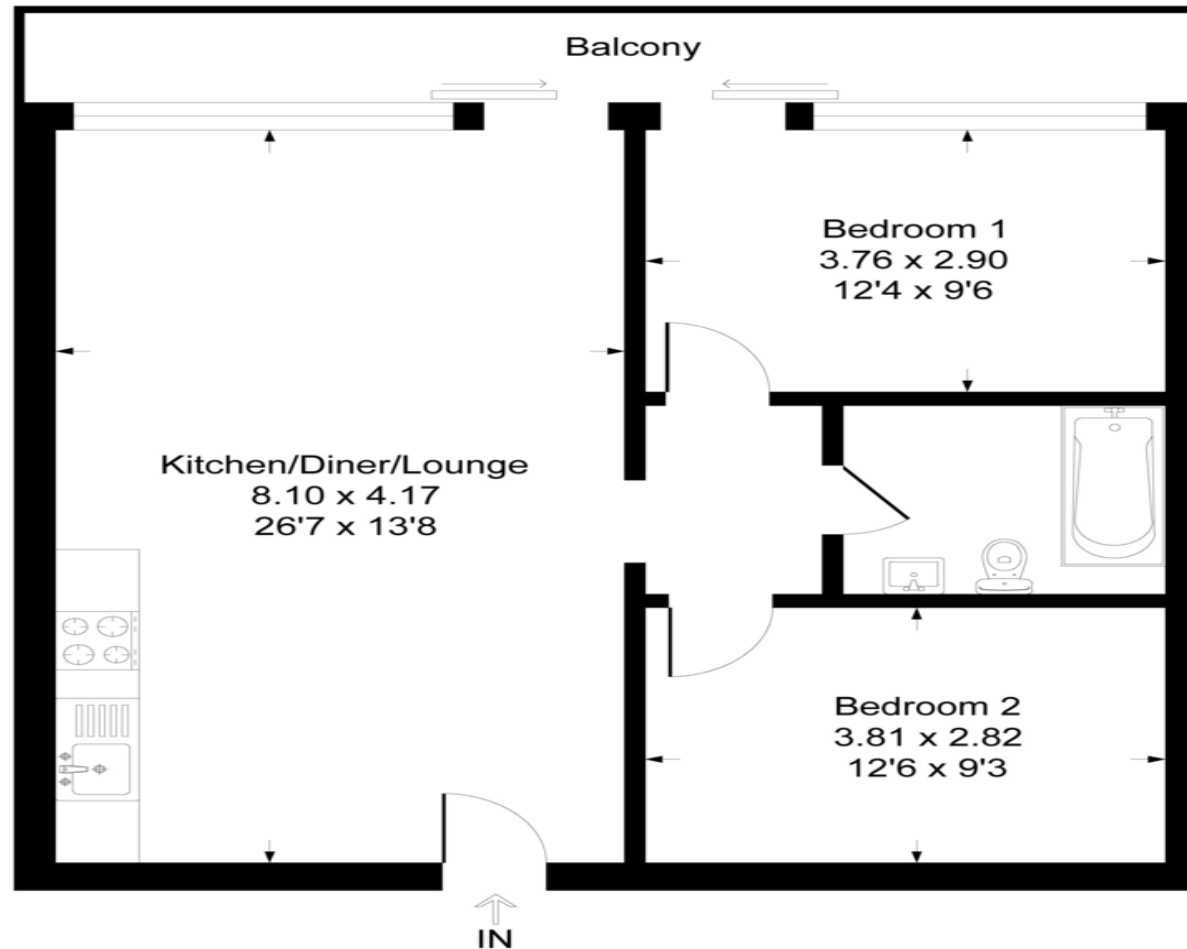


Illustration for identification purposes only, measurements are approximate, not to scale.

Hillingdon office  
11 Crescent Parade  
Hillingdon  
UB10 0LG

Uxbridge office  
41 Belmont Road  
Uxbridge  
UB8 1QT

Hillingdon office 01895 231311  
Uxbridge office 01895 707777  
info@andrewsresidential.co.uk  
www.andrewsresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements. Andrews Residential is a trading name of Haldedix Limited, a limited company incorporated in England and Wales under registration number 10898495