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...time is precious. Let's not waste it!*



## Station View, Guildford, GU1

Guide Price £450,000

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- Penthouse
- Two Bedrooms
- Two Bathrooms
- Large Roof Terrace with Amazing Views
- Kitchen with AEG Appliances and Arena Stone Worktops
- Underground Gated Secure Parking
- Engineered Wood Flooring
- EPC Rating: B
- Lightwaver Smart Lighting and Sockets plus Tado Smart Thermostat
- Moments from Guildford Train Station and High Street



### Exceptional Two-Bedroom Penthouse with Roof Terrace – Central Guildford

Built in 2017, this superb two-bedroom penthouse is ideally located just 0.3 miles from Guildford's mainline station and a short walk from the historic High Street. Finished to a high standard, the apartment features engineered wood flooring, a bright open-plan kitchen/living space with AEG appliances, Lightwaver smart lighting, smart thermostat, and access to a large private roof terrace with panoramic town views—ideal for outdoor dining and entertaining. The master bedroom includes fitted wardrobes and a sleek en-suite, with a second double bedroom and stylish family bathroom completing the layout. Further benefits include secure gated underground parking, a video entry system, and EPC rating B.

This is modern town-centre living at its finest.









**Austen House, Guildford, GU1**  
Approximate Gross Internal Area = 66.6 sq m / 717 sq ft

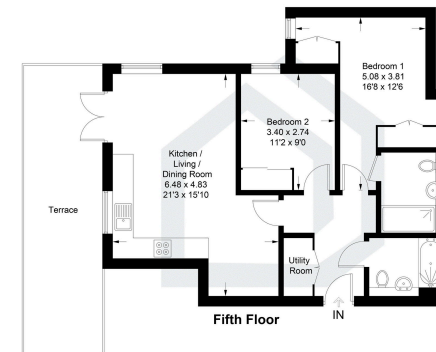
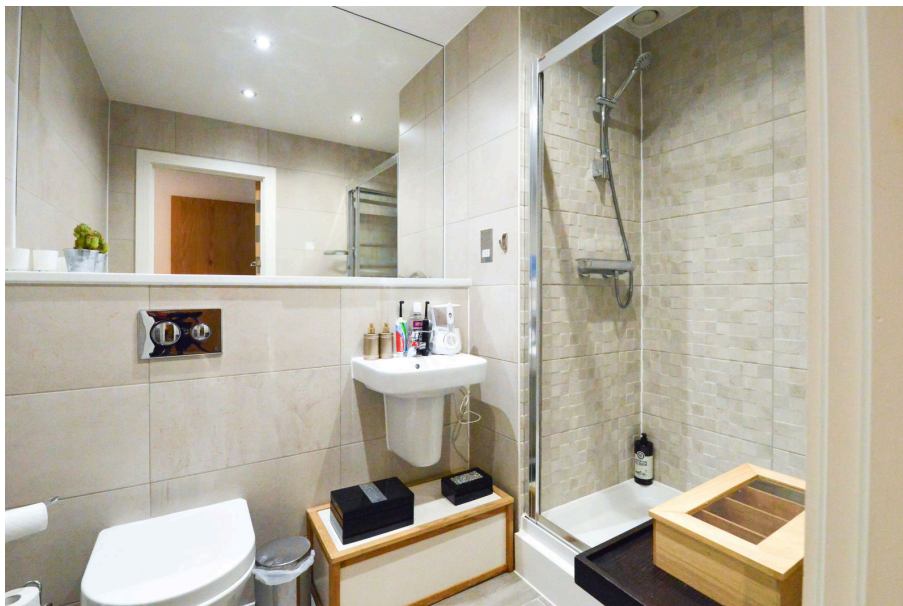


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlaba.co © (D1214173)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	