

**Queens Lodge  
Uxbridge Road, Stanmore**



Occupying the entire top floor of this secure gated block, this stunning and unique property offers fabulous living and entertaining space in excess of 3,100 sq ft.

This exceptional five-bedroom, three-bathroom (two en suite) penthouse apartment has been beautifully designed to create a haven of capacious living. Entering the property directly through the privately accessed lift, one is greeted by generous hallway areas leading to two separate reception rooms, high quality Miele fitted kitchen with generous storage and a family/guest bathroom.

Additionally, the property offers four bedrooms and a sumptuous master suite with a large private bathroom, separate 'his and hers' dressing rooms, balcony and dedicated utility room.

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Further benefits include two balconies; high ceilings; air conditioning; direct lift access; secure underground parking for three cars and two storage rooms.

Queens Lodge is an exclusive gated development, located within impressive, landscaped gardens and is conveniently located for a short stroll to the local amenities of Stanmore High Street and short drive to Bushey Heath and Watford Town Centres. Stanmore also offers excellent communication links to London and the North, with the M25 (junction 19) and the M1 (junctions 4 and 5) within easy access.

**O.I.E.O £1,800,000 Share of Freehold**

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## Accommodation and Amenities:

Gated Block \* Direct Lift Access \* Entrance Hall \* Large Reception Room \* Family Room \* Kitchen/Breakfast Room with Balcony \* Master Bedroom Suite with His and Hers Dressing Rooms, En Suite Bathroom, Utility Room and Balcony \* Four Further Bedrooms (One with En Suite Bathroom) \* Family Bathroom \* Underground Parking for Three Cars \* Two Secure Storage Rooms \* Communal Gardens

We have been advised: Service Charge: £3,728 per annum plus £250 temporary surcharge for new Entryphone system.

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