



WILSON HEAL

Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966



**KITE VIEW,
NIGHTINGALES LANE,
CHALFONT ST GILES,
BUCKINGHAMSHIRE
HP8 4SH**

Rare opportunity to let an individual barn conversion located in a rural environment yet only five minutes' drive from the main line station at Chalfont & Latimer. This unique property, has been refurbished to an extremely high specification in a tasteful and contemporary style, whilst retaining some of the old beams and structural character. Boasting superb accommodation on two levels which includes bathroom, spacious open plan, fully integrated Wren fitted kitchen/living room and two double bedrooms with fitted wardrobes, central heating and mega flow hot water. The property has an enclosed front garden and extensive views to the front over open fields and several parking spaces. EPC C. Council tax band E (c.£2,514.33) AVAILBLE NOW.

£1800.00 PCM



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Surrounded by beautiful Chiltern Countryside, Chalfont St Giles is an idyllic village being within easy reach of Heathrow, M40, M25 and the Chiltern line to Marylebone and the metropolitan line to Baker Street. The village has well respected first and second schools and is within catchment area for some of the country's top grammar schools. Chalfont St Giles and Little Chalfont are both highly sought after villages which retain much of their traditional identity and charm.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenants Information

A good faith amount of one week's rent is requested to hold the property; based on the rent this will be £415.38 when the rental goes through this will be deducted from the first month's rent.

A security deposit will be taken at commencement of tenancy and then lodged with the DPS; the equivalent to 5 weeks' rent. Based on the rental, this would be £2,076.92 Should the landlord be agreeable to a pet, then the security deposit would increase

The 2004 Housing Act prevents landlords from holding unregistered/unprotected deposits. Wilson Heal are members of a tenancy deposit service. All deposits relating to Assured Shorthold Tenancies will be dealt with under the rules of the Tenancy Deposit Regulations. Deposits relating to tenancies which are not Assured Shorthold Tenancies are not part of the scheme.



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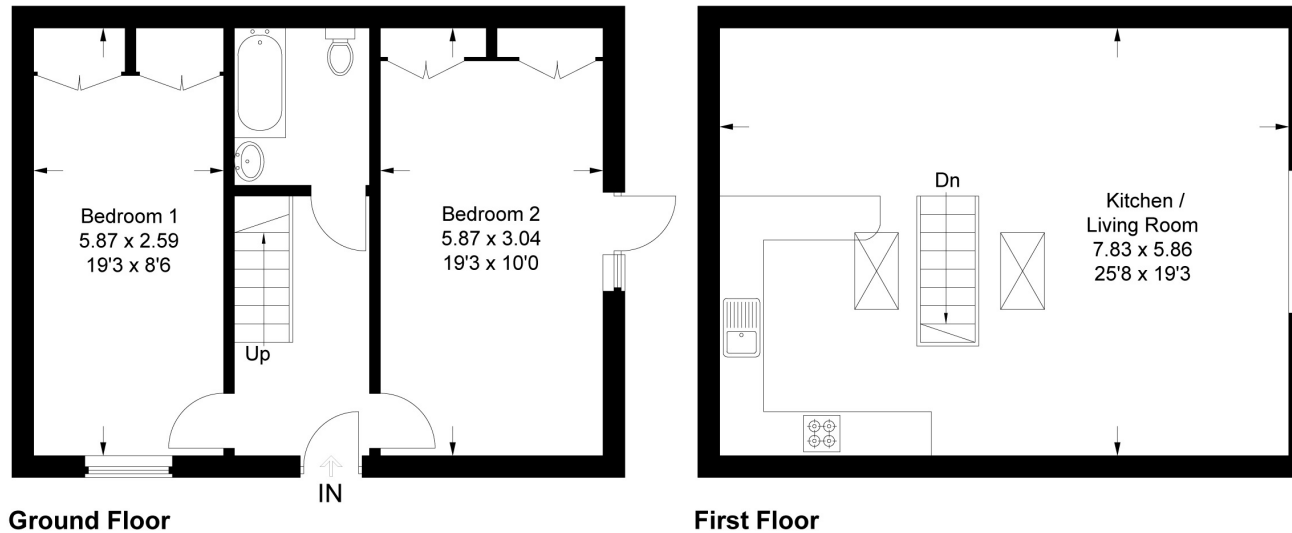
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Approximate Gross Internal Area
Ground Floor = 45.9 sq m / 494 sq ft
First Floor = 45.6 sq m / 491 sq ft
Total = 91.5 sq m / 985 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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