



## Stanley Kubrick Road, Denham, Uxbridge, UB9 5FH

- Two Double bedrooms
- Two bathrooms
- Two allocated parking spaces
- Concierge service
- Beautiful landscaped gardens
- Ground floor apartment
- Private terrace
- Luxurious apartment
- Underfloor heating throughout
- Superb open plan living space

**Asking Price £485,000**

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**Description**

A stunning ground apartment forming part of this Grade II listed Art Deco building with striking interiors and superb private outdoor space.

**Accommodation**

Providing accommodation that briefly comprises of, superb open plan living space with oak flooring and underfloor heating and access to the private terrace, the kitchen is fitted with a superb range of storage units and drawers, quartz worktops, Zanussi ceramic hob with stainless steel splashback and stainless steel extractor above, Zanussi electric oven and additional Zanussi oven/microwave combi, Zanussi integrated fridge/freezer and washer/dryer, Zanussi integrated dishwasher, stainless steel sink with Fascino tap with clipped hose-spray extension, Fascino instant boiling water tap and integrated stainless steel soap dispenser.

There are two double bedrooms with oak flooring and underfloor heating, both having a luxurious en-suite shower room that feature a Fascino Smart Shower, Walnut vanity unit with integrated storage space and black porcelain worktop with a ceramic basin and Fascino digitally controlled Smart Tap. There is a separate guest WC.

**Communal facilities**

The foyer provides a striking, opulent entrance featuring elegant white marble flooring and a concierge desk which operates seven days a week from 8am-8pm giving residents the luxury, convenience and security of this service.

All residents have the benefit of having access to the developments own cinema, bar and community room via the concierge service

**Outside**

The property has the benefit of a large private terrace, the development itself is designed around attractive garden squares, landscaped grounds, beautiful water features and private gardens, bordered by extensive protected woodland.

**Situation**

The Denham Film Studios is positioned in a highly desirable location offering classic village appeal and green surroundings, there is a variety of places to eat and drink along with a local shopping parade. For families there is an excellent selection of schools within close proximity, Denham mainline station is a short walk away which offers swift access to London, for the motorist the A40/M40 is a short drive away giving access to London and the Home Counties.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: South Bucks

Council Tax Band: G

EPC rating: C

Lease: 999 Years from 1st January 2017

Service charge: Approximately £2500 per annum

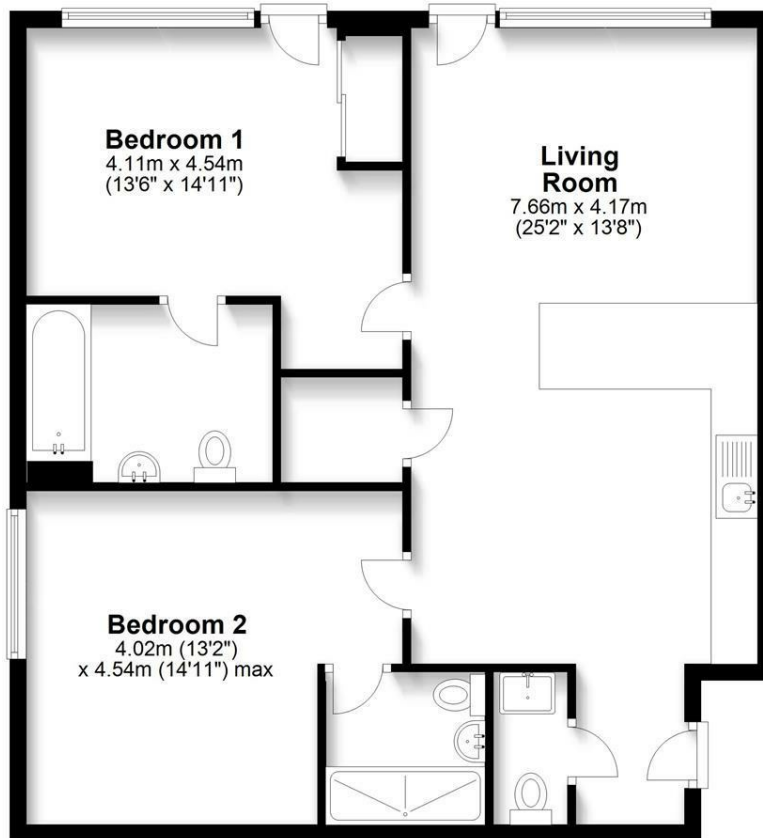
Ground rent: £400 per annum

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

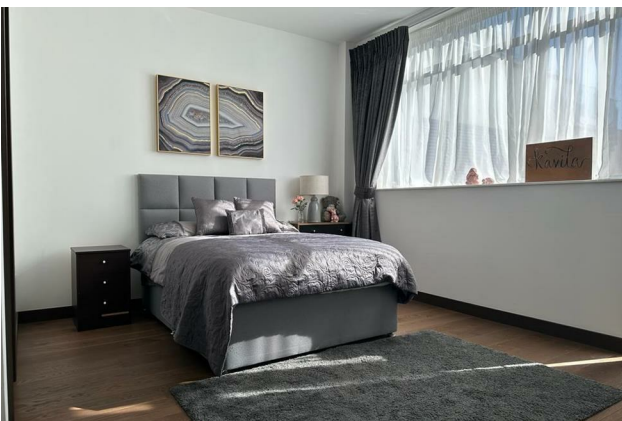
## Ground Floor

Approx. 82.9 sq. metres (891.9 sq. feet)



Total area: approx. 82.9 sq. metres (891.9 sq. feet)

# Cameron



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