

Rolfe East



Evreham Road, Iver, SL0 0BF

£499,950

- Incentives available
- Two private terraces leading overlooking communal garden
- Gated Development
- Mature tree lined communal garden
- Separate utility room
- Two underground parking spaces
- Walking distance to Iver Village
- 999 year lease from 2023
- Bosch Appliances

44 Pitshanger Lane, Ealing, W5 1QY
020 8579 4080

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<https://www.rolfe-east.com/>

Crafted in luxury, this beautifully designed property offers sophisticated modern living in an enviable setting. The ground floor apartment features two generously proportioned double bedrooms and two sleek, contemporary bathrooms, thoughtfully finished to a high standard.

At the heart of the property is a spacious open-plan reception room seamlessly integrated with a stylish kitchen creating an ideal space for both everyday living and entertaining. A separate utility room adds practicality and discreet storage.

Further benefits include secure parking for two cars behind electric gates, EV charging, lift access, and the property enjoys the rare advantage of adjoining a green belt, providing a peaceful outlook and a sense of seclusion, while remaining exceptionally well connected. Convenient access to the Elizabeth line, Iver Village, and the M4 and M40 motorway ensures excellent transport links for commuters. Pricing can include furniture and part exchange considered.

Other incentives are available, please call Rolfe East for further information on 020 8579 4080.



Council Tax Band: D





Buildings 1 and 2

GROUND FLOOR No's 3 & 18 FIRST FLOOR No's 8 & 23

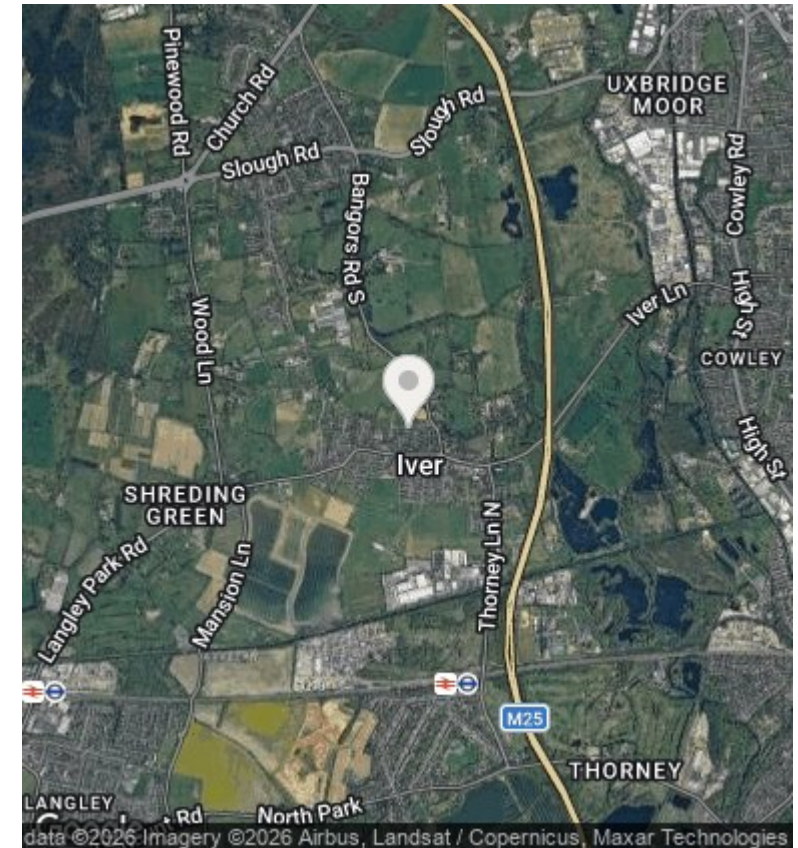
2 BEDROOM APARTMENT
94.30 SQ M / 1015 SQ FT

Floor Dimensions

Kitchen/Dining/Living	7.68m x 5.77m	25' 2" x 18' 11"
Principal Bedroom	3.39m x 3.10m	11' 1" x 10' 2"
Bedroom 2	3.10m x 2.77m	10' 2" x 9' 1"



Floor plan shown is No. 3 and has a terrace. Upper floor apartments have balconies that vary in size. Please see the website for full details. Floor plans are indicative and are subject to change. Measurements are approximate and floor plans may not be proportionally scaled.



Viewings

Viewings by arrangement only.
Call 020 8579 4080
to make an appointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	