

# Rolfe East



Meadow Court, Iver, SL0 0AL

£535,000

- Gated Development
- Two Double Bedrooms
- Secure Underground Parking
- Close to Heathrow Airport, M4 & M40
- Utility Room
- First Floor Apartment
- Two Bathrooms
- EV Charging
- Perfect Lock Up & Leave

Crafted in luxury, this beautifully designed property offers sophisticated modern living in an enviable setting. The first 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.

A further benefit include secure parking for two cars, 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 M4 motorway ensures excellent transport links for commuters.

This is a superb opportunity to enjoy luxury living with countryside surroundings and outstanding connectivity.

 2

 2

 1

 B

Council Tax Band: D





## Buildings 1 and 2

### GROUND FLOOR

No's 2, 4\*, 17 & 19\*

### FIRST FLOOR

No's 7, 9\*, 22 & 24\*

### 2 BEDROOM APARTMENT

103.49 SQ M / 1114 SQ FT

### Floor Dimensions

|                       |               |                  |
|-----------------------|---------------|------------------|
| Kitchen/Dining/Living | 6.84m x 6.58m | 22' 5" x 21' 7"  |
| Principal Bedroom     | 3.56m x 3.10m | 11' 8" x 10' 2"  |
| Bedroom 2             | 3.60m x 3.20m | 11' 10" x 10' 6" |

### BUILDING 2

#### FIRST FLOOR



#### GROUND FLOOR



### BUILDING 1

#### FIRST FLOOR

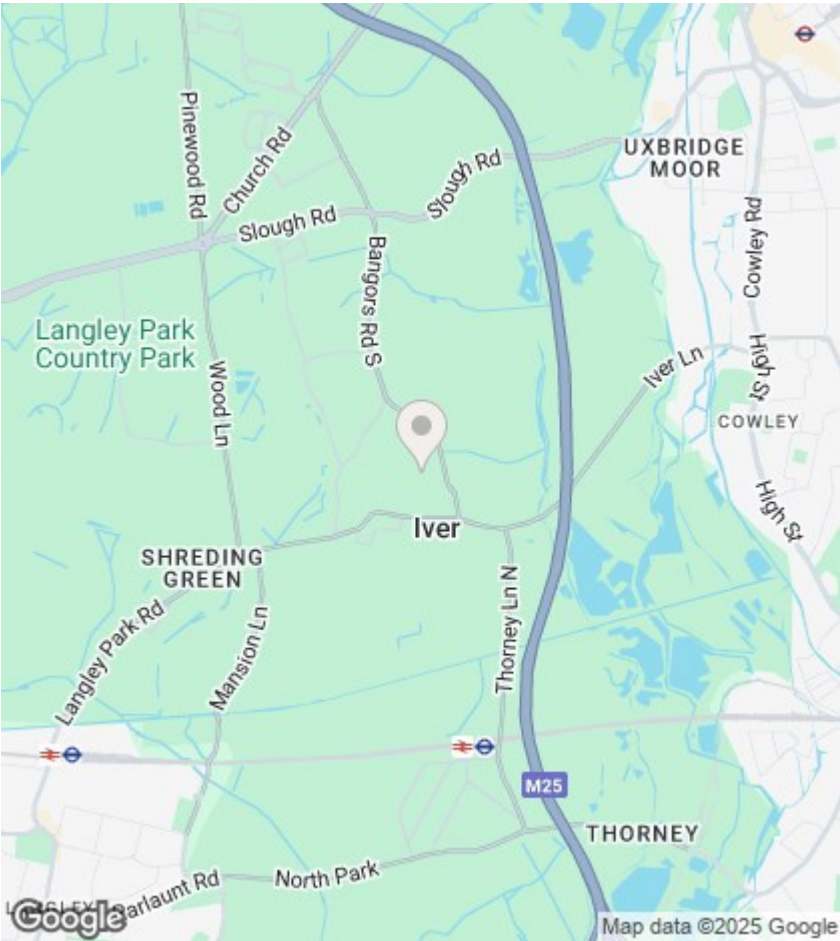


#### GROUND FLOOR



\*Denotes handed apartments. Floor plan shown is No. 2 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.

Directions




Viewings

Viewings by arrangement only.  
Call 020 8567 2242 to make an appointment.

EPC Rating:

B

| 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  |           |