



**A GROUND FLOOR TWO BEDROOM, TWO BATHROOM APARTMENT**

Penn House, Main Avenue, Moor Park, HA6 2HH



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**GROUND FLOOR • TWO BEDROOMS, ONE ENSUITE • LIVING/DINING ROOM • KITCHEN • FAMILY BATHROOM • GARAGE • NON-ALLOCATED OFF-STREET PARKING • MOMENTS' FROM MOOR PARK STATION AND SHOPS • MOOR PARK ESTATE**

### Description

This bright and spacious ground floor two-bedroom, two-bathroom apartment offers a comfortable and convenient living space, ideally located just a few moments' walk from Moor Park's Metropolitan Line station and local amenities.

The apartment features a spacious living/dining room, perfect for relaxing or entertaining, and a separate kitchen. The two good-sized double bedrooms include the main bedroom with its own ensuite bathroom and an additional family bathroom.

Further benefits include a garage and non-allocated residents' off-street parking.

With its prime location and versatile layout, this apartment offers an excellent opportunity for those seeking both comfort and convenience in a sought-after area.





Main Avenue forms part of the 294 acres of the Moor Park Private Gated Estate, bordering Middlesex and Hertfordshire, surrounded by rolling countryside and two championship golf courses. The property is conveniently located and being within walking distance for Moor Park shops, restaurants and the Metropolitan Line train station. Northwood and Rickmansworth town centres are also accessible and offer a wide range of shops and restaurants. The local area is well served for state and private schools, which includes Merchant Taylors' Junior and Senior Schools, which are both on the estate. Major motorways and airports are also within reach.

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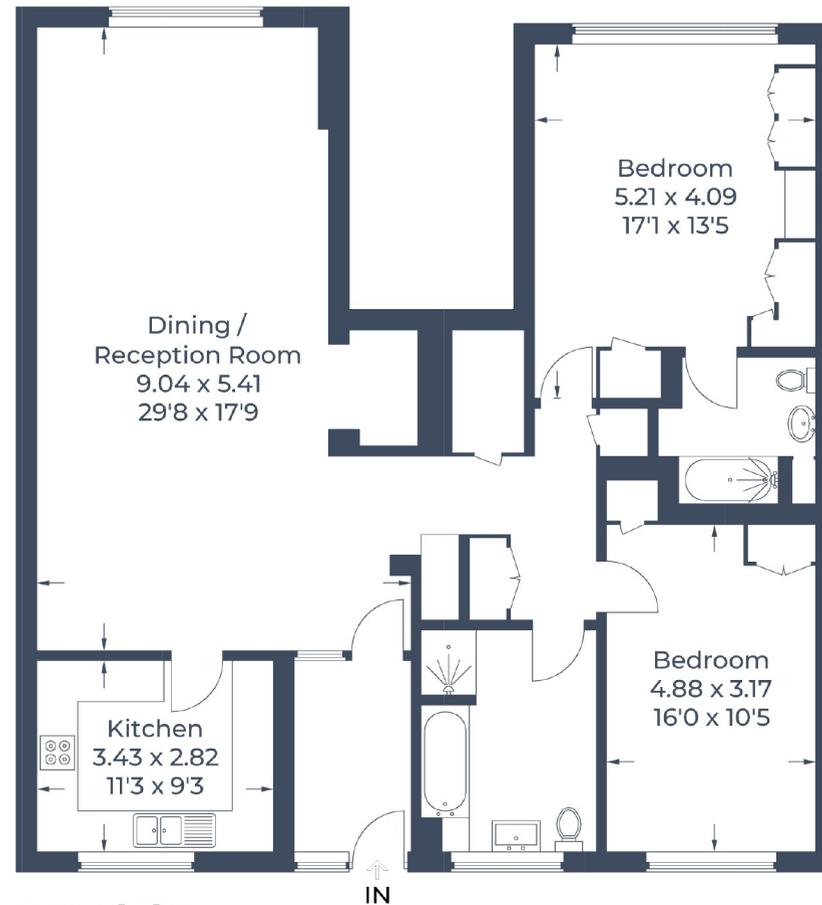
#### **Additional Information**

Tenure: Share of Freehold      Lease Length: 999 years from 1963  
Service Charge: £230 per month (£2,760 p/a)  
Local Authority: Three Rivers      Council Tax Band: G  
Energy Efficiency Rating: D

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 820622.



Approximate Gross Internal Area = 122.9 sq m / 1,323 sq ft



**Ground Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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