



SYLVANUS HOUSE 4 LONDON ROAD

SUNNINGDALE, SL5 9RY

£4,250

A stunning two double bedroom brand new first floor apartment situated within a gated development and benefitting from large windows providing lots of natural light.

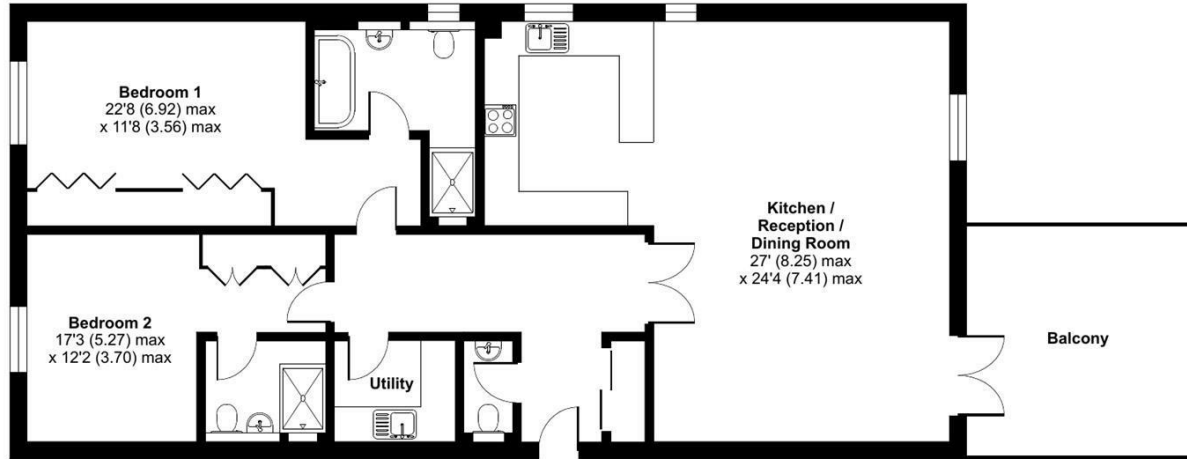
Finished to a very high standard this lovely property also benefits from a terrace and secure underground parking for two cars.

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Sylvanus House, London Road, Sunningdale, Ascot, SL5

Approximate Area = 1301 sq ft / 120.9 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barton Wyatt Ltd. REF: 1302288



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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