

Rolfe East



Meadow Court, Iver, SL0 0AL

£525,000

- 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
- Juliet Balcony

Crafted in luxury, this beautifully designed property offers sophisticated modern living in an enviable setting. The home 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, M4 and M40 motorway ensures excellent transport links for commuters.

This is a superb opportunity to enjoy luxury living with countryside surroundings and outstanding connectivity, perfect for first time buyers, and downsizers.

 2

 2

 1

 B

Council Tax Band: D



Building 3

FIRST FLOOR

No's 33 & 34*

BUILDING 3

FIRST FLOOR



2/3 BEDROOM APARTMENT BEDROOM 3 / STUDY 101.64 SQ M / 1094 SQ FT

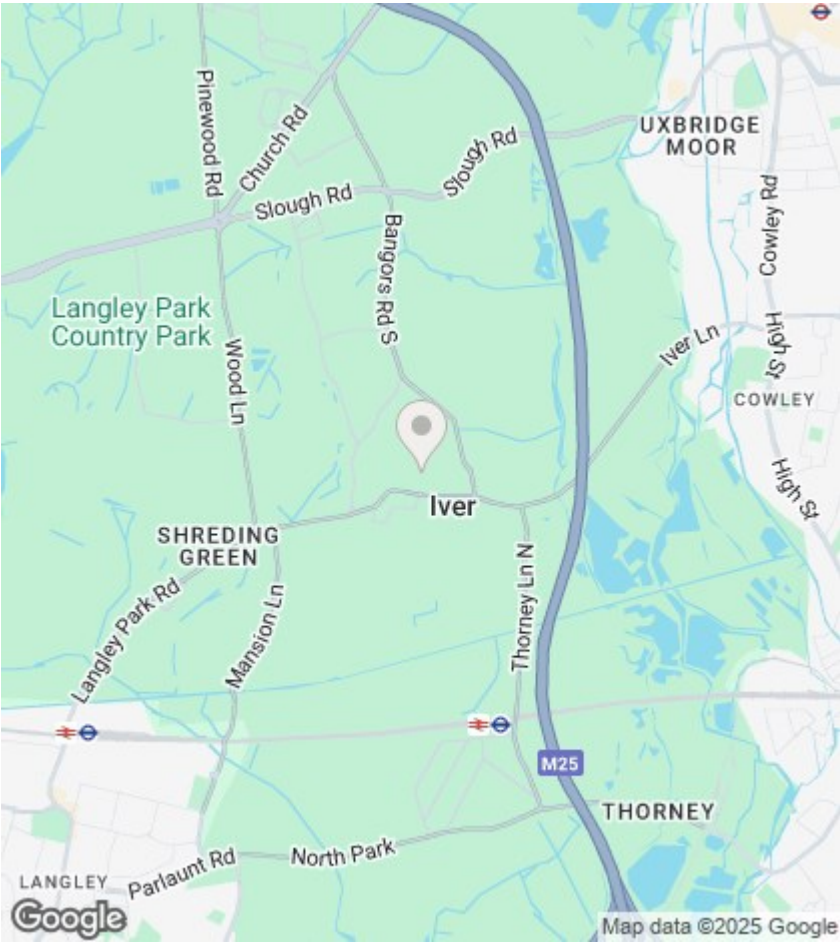
Floor Dimensions

Kitchen/Dining/Living	9.38m x 3.90m	30' 9" x 12' 10"
Principal Bedroom	4.31m x 3.73m	14' 2" x 12' 3"
Bedroom 2	3.96m x 2.84m	13' 0" x 9' 4"
Bedroom 3/Study	2.89m x 2.33m	9' 6" x 7' 8"



*Denotes handed apartments. Floor plan shown is No. 33.
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	85	85
(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 