



A stylish town centre apartment

Flat 4, 40 West Street, Marlow, Buckinghamshire, SL7 2NB

Leasehold (118 years remaining)



Built in 2016 to a high specification • Anthony Mullen bespoke kitchen • Hansgrohe / Villeroy & Boch bathroom suites • Ideally positioned in Marlow town centre and on edge of Chilterns • Security entry to hallway with lift access • Allocated gated parking with dedicated bike / outside storage

Distances & Times

Marlow Station – 0.6 miles,
Marlow High Street – 0.1 miles.

Situation

A fantastic modern apartment located in a highly convenient town centre location, and on the edge of both the river Thames and the Chilterns.

Marlow town offers a superb range of shops, with an eclectic mix of local independents and national retailers. There are numerous bars, cafes and restaurants dotted around the town offering destinations for any occasion. The town itself is situated on the banks of the River Thames and the Thames Path follows the river through the town.

Just outside the town, the area opens out to glorious rolling Chilterns countryside and a designated Area of Outstanding Natural Beauty. Outdoor pursuits are numerous, with water sports, golf, tennis, football, cricket and rugby clubs to name just a few.

For commuters, the town has a train station to Paddington (via Maidenhead) and both the M40 and M4 motorways are accessed from the A404(M) which passes the town.

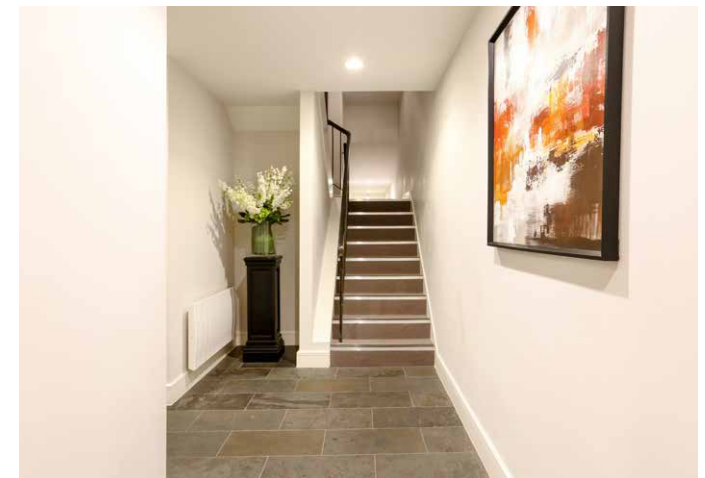
Accommodation

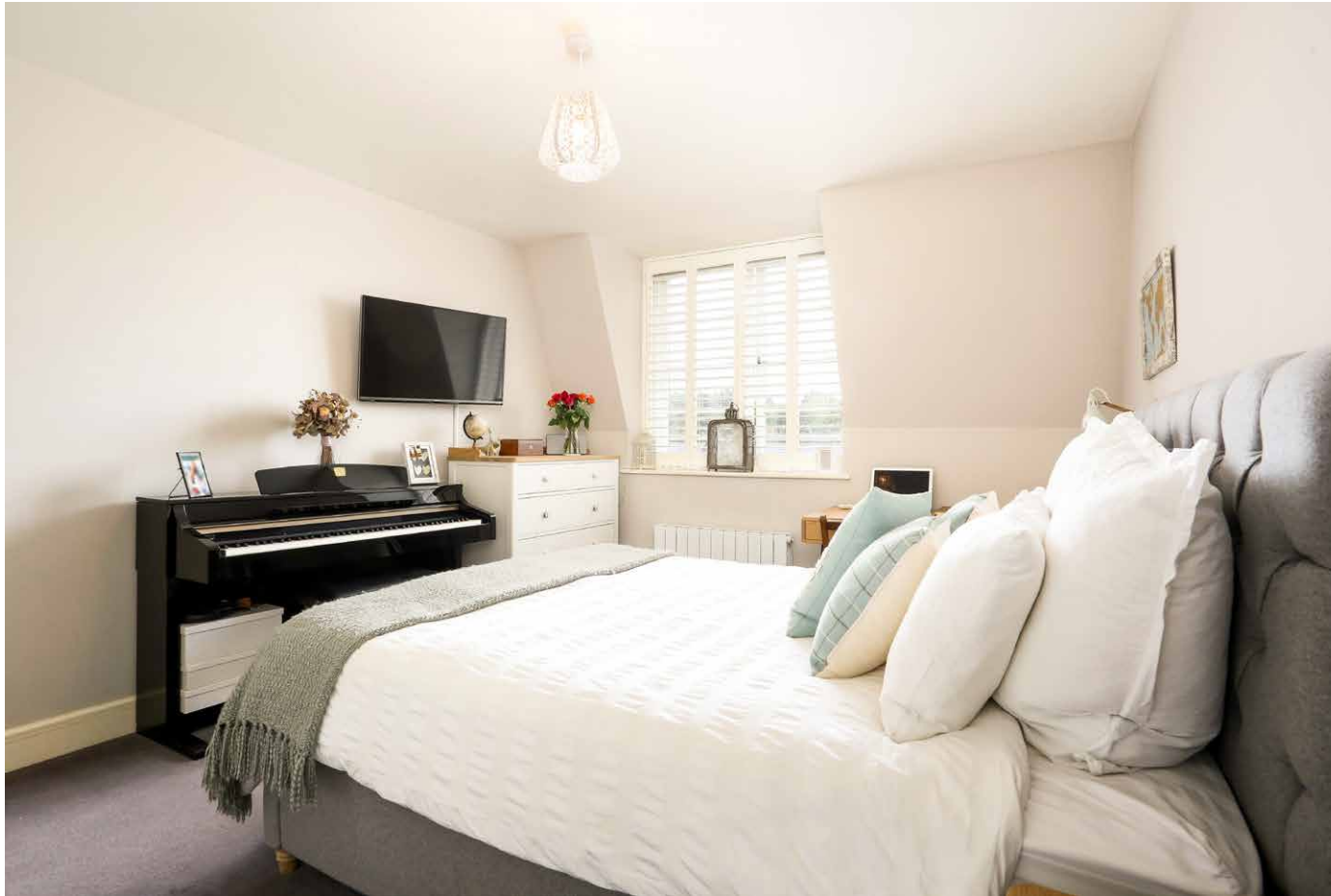
The secure entry leads into the well-appointed communal entrance hall, with access to the rear car park. The apartment is on the second floor and is accessed via a lift or by the staircase.

The front door of the apartment opens into a welcoming and spacious hallway with all rooms leading off. There is a good storage cupboard in the hall and spaces for coats / shoes.

The first door from the hall leads to the beautiful large open plan kitchen / dinner / living space. This living space is well appointed with wood flooring throughout. Full room width windows and patio doors lead out to a fantastic private balcony with views up into the Chiltern hills.

The impressive bespoke contemporary kitchen (Anthony Mullen) is fitted with a range of units and stone worktops and includes a central island with breakfast bar. Integrated high spec appliances from Siemens and Miele include induction hob and extractor, wine fridge, double oven with microwave, fridge/freezer, dishwasher. The well sized utility room has further space for separate washing machine and dryer along with ample extra storage space.





The main bedroom is a great size and benefits from his and hers bespoke built-in wardrobes. The stylish en-suite has a large walk-in shower. The second double bedroom is also sizable and again has bespoke built-in wardrobes. The family bathroom is located off the hallway, and both en-suite and family bathroom are fitted with a mix of Villeroy & Boch and Hansgrohe fittings.

The apartment is fitted with shutters to all windows, and black out blinds are fitted in both bedrooms. Light tunnels in the ceiling flood the living room, hallway and en-suite with light. Sonos speakers fitted into the living room ceilings and dimmable lights allow you to create an atmosphere for all occasions.

Local Authority
Wycombe Council – Band E

Services
All mains services.

Tenure
Leasehold – Further details available upon request (118 years remaining).

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills.

Postcode
SL7 2NB

Directions

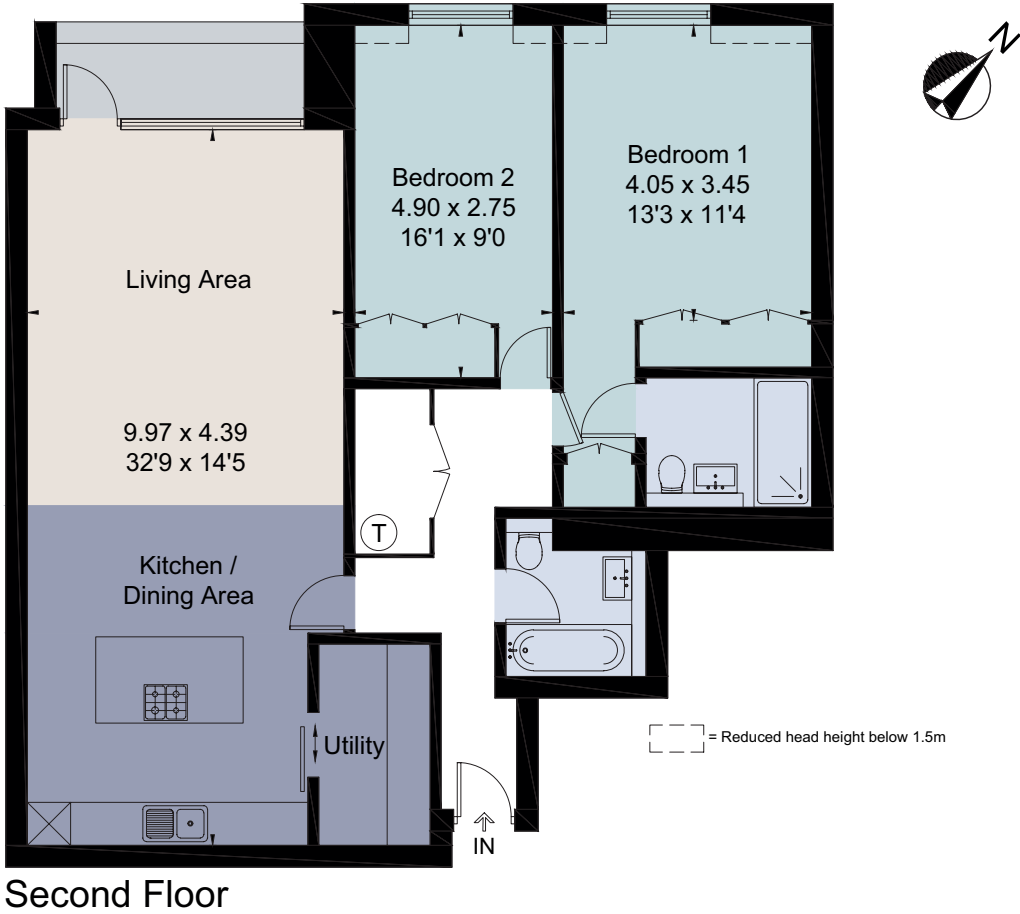
From Marlow High Street head north to the obelisk at the top of the high street and left onto West Street where the entrance to the apartment can be found behind a significant gated entrance.



Flat 4, 40 West Street, Marlow, Buckinghamshire, SL7 2NB
Approximate Area 102.2 sq m / 1100 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)

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For identification only. Not to scale. © 210812RM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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