



10 LOUDWATER HOUSE

Loudwater Drive, Loudwater, Rickmansworth, Hertfordshire, WD3 4HN

savills

BEAUTIFUL CHARACTER APARTMENT OVERLOOKING THE LAKE

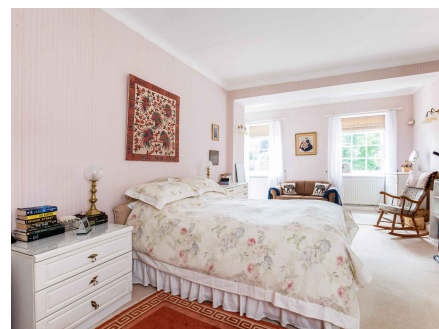
10 LOUDWATER HOUSE, LOUDWATER
DRIVE, LOUDWATER, RICKMANSWORTH,
HERTFORDSHIRE, WD3 4HN

Price On Application, Leasehold

Grand communal entrance hall ♦ stairs to lower ground floor ♦ communal hall and private entrance ♦ hall ♦ cloakroom ♦ drawing room ♦ dining room ♦ kitchen/breakfast room ♦ master bedroom with doors to the private terrace ♦ guest bedroom ♦ family bathroom ♦ outside private covered terrace ♦ stunning communal gardens leading to the lake ♦ residents parking ♦ EPC rating = D

Situation

This lovely character apartment is in a highly sought after location on the private gated Loudwater Estate and is approached through a tree lined driveway. It is about a mile and a half from Rickmansworth town centre which offers comprehensive local shopping including Marks & Spencer and Waitrose. Rickmansworth station provides a frequent Metropolitan Line station to Baker Street and the City plus the Chiltern Turbo to Marylebone. Access to the M25 is at junction 18 with connections to major trunk routes of the M1 and M40 and the airports.



Description

10 Loudwater House is a lovely lower ground floor apartment in this beautiful Regency building which was converted apartments during the 1950s. The current owners have lived there for over 18 years and have loved the location. The apartment has an entrance hall and cloakroom. The drawing room offers great entertaining space and has a large window overlooking the gardens plus a beautiful feature period fireplace and a built-in period dresser. The room also features a curved ceiling. The dining room is a generous size. The kitchen/breakfast room also also features a curved ceiling and is fitted with a good range of built-in wall and floor units. A door leads out to the private terrace.

The generous master bedroom has built-in cupboards and doors out to the private terrace. The guest bedroom has built-in wardrobes and there is a generous family bathroom.

Outside

The communal gardens are an outstanding feature with a lake, extensive lawns and mature planting to create a wonderful setting for this lovely apartment. Finally there is residents parking to the front.

Directions

From Rickmansworth Station take the A404 towards Chorleywood. Proceed for about a mile and then turn right into Kingfisher Lure. Turn right at the barrier into Troutstream Way and follow the road over the two bridges bearing round to the right and take the second driveway on the right into the driveway to Loudwater House passed The Walled Garden. The apartment is accessed through the main entrance.

Energy Performance

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

Viewing

Strictly by appointment with Savills.




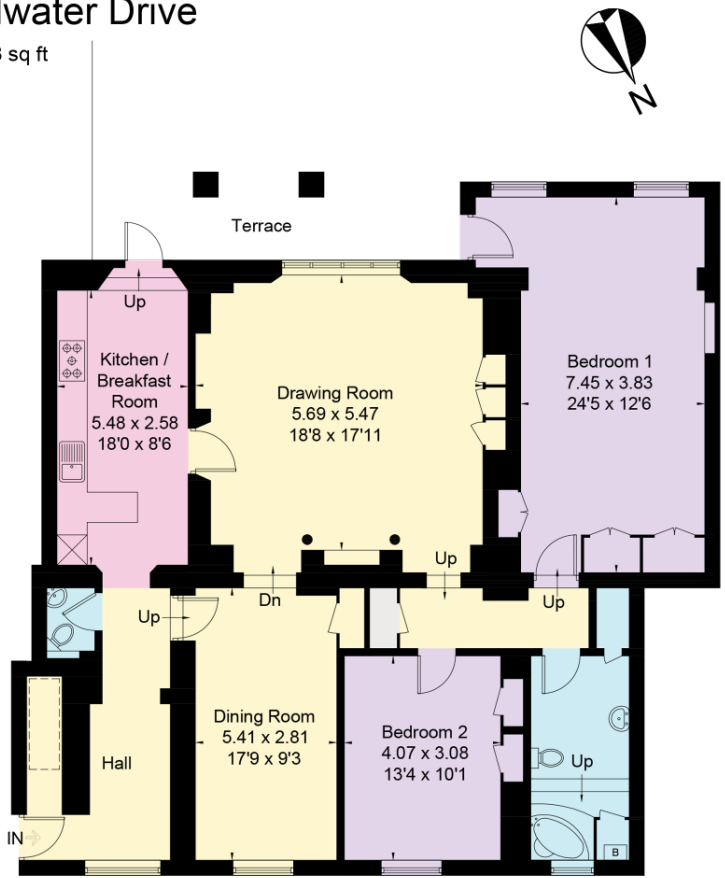
10 Loudwater House, Loudwater Drive

Gross Internal Area (approx) = 149.4 sq m / 1608 sq ft

For identification only. Not to scale.

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 = Reduced headroom below 1.5m / 5'0"



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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