



Stunning centrally located studio apartment

201 Lanwood House, 63-81 High Street, Rickmansworth, Hertfordshire, WD3 1EQ

Leasehold (997 years remaining)



Communal entrance hall • Lift to second floor • Kitchen/dining/living room • Bedroom area • Family shower room • Bike store

201 Langwood House, Rickmansworth, WD3 1EQ



savills

savills.co.uk

Contact
Rickmansworth Branch
01923 773171
rickmansworth@savills.com

Property Description

Langwood House is a modern property located centrally in Rickmansworth on the High Street. This fabulous and very bright apartment combines stylish living with a peaceful setting in the middle of a vibrant town. There is a gracious and welcoming communal entrance hall and stairs or lift to the second floor. Features include wood flooring throughout the living and sleeping and fully tiled shower room. The beautiful kitchen features an excellent range of built-in wall and floor cupboards with integrated microwave/conventional oven, two ring electric hob, cooker hood and integrated fridge. There is a large cupboard housing the hot water tank with space and plumbing for a washing machine. The bedroom area is divided from the main living area and features a built in wardrobe.

Tenure

Leasehold (997 years remaining)

Energy Performance

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

Viewing

Approximate Area = 34.2 sq m / 368 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)
For identification only. Not to scale.
© Fourwalls Group



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 273624

For identification only. Not to scale. © 100321

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

