



Flat 5, Heritage Gate

36 North Park, Chalfont St Peter, Gerrards Cross, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A luxurious three bedroom first floor apartment within the prestigious Heritage Gate development.

A superb three bedroom first floor apartment ideally situated for Gerrards Cross and Gerrards Cross train station.



1 RECEPTION ROOM



3 BEDROOMS



2 BATHROOMS



TWO PARKING SPACES



COMMUNAL GARDENS



LEASEHOLD



TOWN



1,435 SQ FT



**GUIDE PRICE
£850,000**



The property

A rare opportunity to acquire a luxury three bedroom first floor apartment within the prestigious Heritage Gate development; ideally situated for the many amenities at Gerrards Cross, including its Chiltern line railway station to Marylebone.

The internal accommodation comprises a spacious entrance hall with cloakroom, continuing through to a grand formal reception room, showcasing a decorative feature fireplace. An impressive kitchen is fitted with an extensive range of custom cabinetry, generous food preparation surfaces, and high-end integrated appliances.

A doorway leads to a practical utility room, complete with additional storage and laundry plumbing. Within the kitchen is a light-filled breakfast and dining area, which also opens out onto the balcony for alfresco dining options.

The bedroom wing is equally impressive, featuring a luxurious principal bedroom with a private en suite bathroom. The generously sized guest bedroom is serviced by an adjoining bathroom, which also has secondary access from the hallway for added convenience. Completing the accommodation is a versatile third bedroom, perfect for use as a study or home office, offering flexibility to suit your lifestyle needs.



Outside

Heritage Gate is an imposing three-storey apartment block set back from the road behind electric gates and has a well-maintained, low maintenance communal garden consisting of expansive laid lawn areas that are surrounded by mature flowerbeds, shrubs and trees.

There is also a superb patio terrace for residents to enjoy during the warmer months. The property boasts two allocated parking spaces in the underground car park as well as a basement storage room. A stairwell and lift provide internal access to the building. Guest parking is afforded on ground level towards the front of the development.

Location

The residence is situated in a sought-after area in Gerrards Cross; less than half a mile from its bustling centre that offers a wide range of shopping facilities, including a Waitrose and a Tesco store as well as a host of independent shops and restaurants, public houses, a cinema and community library. Local sporting amenities are excellent with Gerrards Cross

Squash Club, Gerrards Cross Golf Club and Dukes Wood Sports Club, the latter offering tennis, cricket and hockey. Ideal for the commuter, the motorway network can be accessed at Junction 1 M40 (Denham) or Junction 2 M40 (Beaconsfield), linking to the M25, M1, M4, and Heathrow/Gatwick airports, while Gerrards Cross station boasts frequent services to London Marylebone.

Gerrards Cross mainline station 0.6 mile (London Marylebone, 23 mins), Gerrards Cross 0.5 miles, Beaconsfield 5.0 miles, Slough 6.6 miles, High Wycombe 10.7 miles, Watford 10.8 miles, central London 22.4 miles, M40 (Junction 2) 4.8 miles, M25 (Gerrards Cross) 7.8 miles, London Heathrow Airport 12.7 miles



Distances

- M40 (Junction 2) 4.8 miles
- M25 (Gerrards Cross) 7.8 miles
- London Heathrow Airport 12.7 miles

Nearby Stations

- Gerrards Cross 0.6 miles (London Marylebone, 23 mins)

Key Locations

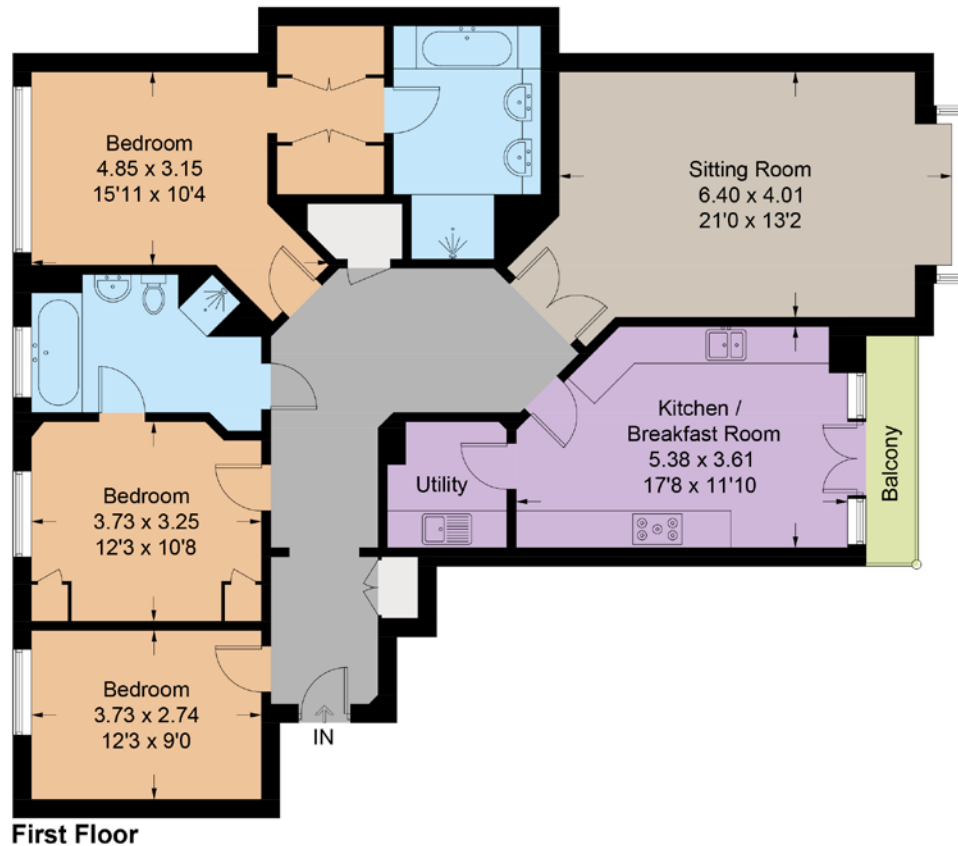
- Gerrards Cross 0.5 miles
- Beaconsfield 5.0 miles

Nearby Schools

- Chalfont St Peter C of E Academy
- Gayhurst School
- Thorpe House School
- St Mary's School
- Maltmans Green School
- Dr Challoner's Grammar
- Beaconsfield High School



Approximate Gross Internal Area = 133.3 sq m / 1,435 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Floorplans

House internal area 1,435 sq ft (133.3 sq m)

For identification purposes only.

Directions

SL9 8JB

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General

Local Authority: Buckinghamshire Council

Services: Mains gas, electric, mains water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: B

Tenure: Leasehold (expires 01/01/2128)

Ground Rent: £589.00

Current Service Charge: £5,559.50 per annum

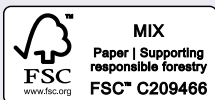
Gerrards Cross

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