



West Street
Marlow

**40 West Street
Marlow
Bucks
SL7 2NB**

Henley on Thames – 5 miles
Maidenhead – 6 miles
Heathrow airport – 20 miles
(Distances are approximate)

**A stunning new conversion of four luxury
apartments in the heart of Marlow.**

**Kitchens and fitted bedroom furniture by Anthony
Mullan | Spacious open plan living space | Polished
Caesarstone worktops | Master bedrooms with en
suite shower rooms | Tiling by Mandarin Stone
Lift | Appliances by Miele & Siemens | Sonos audio
systems | Utility rooms | Off street parking**

Guide Price: £625,000



LOCATION

Less than 100 yards from the High Street, this location offers a unique opportunity for anyone wishing to have everything that the town has to offer on their doorstep.

Marlow is renowned for the River Thames and it's extensive range of boutiques, bars and award winning restaurants including Tom Kerridge's Michelin Starred 'Hand and Flowers'.

There is an excellent array of sporting facilities including gyms, golf courses, riding stables, rowing clubs and many more.

Marlow enjoys excellent access to the national motorway network due to it's proximity to the A404 which connects directly to both the M40 & M4. Rail; services to London Paddington run from Marlow via Bourne End and Maidenhead, the latter offering fast trains from 23 minutes.

DESCRIPTION

40 West Street is an exclusive conversion development of just four two bedroom apartments.

Each apartment has been designed and specified to the highest standards with great attention to detail and thought given to storage and modern living.

Large open plan living spaces all feature bespoke kitchens by Anthony Mullan with islands opening onto extensive dining and living space.

The kitchens feature Caesarstone worktops with five ring Siemens induction hobs with extraction above, double ovens by Miele, integrated Siemens dishwasher, wall mounted Samsung televisions & integrated wine fridges.



Each apartment has a comprehensively fitted utility room with laundry appliances by Siemens.

Master bedrooms feature fully tiled en suite shower rooms with walk in double shower enclosures, Villeroy & Boch sanitary ware, Hans Grohe taps and under floor heating. 'Family' bathrooms are completed to the same specifications, with a bath and independent power shower over.

Living rooms boast integrated ceiling audio speakers connected to Sonos network, hand finished engineered oak flooring, wall lights, satellite television points and wall mounted real flame gas fires with granite surrounds.

Apartments 2 & 4 have balconies from the living room facing the rear.

All properties have video entry phones and access from West Street and the rear parking area (one space per property). Additional weekend and evening parking may be available by mutual agreement.

Heating via mains gas to radiators (with complimentary electric underfloor heating to bathrooms). Pressurised hot water systems with unvented storage cylinders to ensure good hot water pressure.

TENURE

125 year lease. Service charge & ground rent to be confirmed.

AGENT'S NOTE

All properties are complete and available for immediate occupation. The show apartment contents/furnishing by Alexander James Interiors may be available for purchase by separate negotiation.





Sales & Letting

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