



FORD & PARTNERS
ESTATE AGENTS



4 Robin House Ludlow Mews, London Road, High Wycombe, HP11 1EQ

A studio apartment situated in an ideal location just a stone's throw from J3 M40 & Kingsmead Park. The apartment consists of the reception/bedroom with built-in storage, a modern kitchen and a family bathroom. The property also benefits from being redecorated and newly carpeted - no onward chain!

Situated just a short drive east of High Wycombe town centre, this location offers convenient access to a wide range of retail and leisure amenities. Kingsmead Park is within easy, level walking distance, while the popular Rye Mead is also nearby—both offering numerous recreational clubs, including cricket, tennis, bowling, rugby, and access to the outdoor lido for swimming.

High Wycombe has undergone extensive public and private redevelopment in recent years, highlighted by the state-of-the-art Sports Centre at Handy Cross and the vibrant Eden Centre, which features a mix of retail outlets, dining options, and entertainment venues.

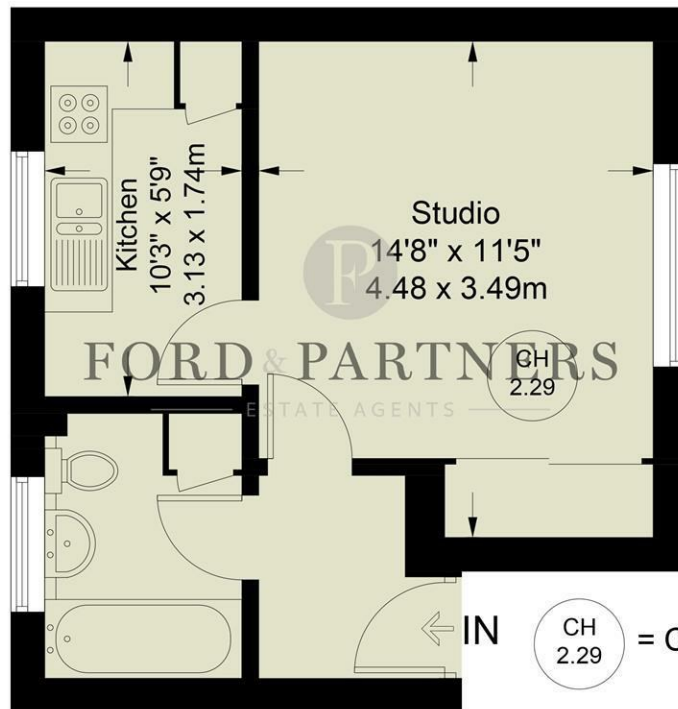
For commuters, the area is exceptionally well connected. High Wycombe's mainline railway station provides fast and frequent services to London Marylebone, with journey times under 30 minutes. Road users benefit from close proximity to Junctions 3 and 4 of the M40, offering quick access to the M25 and Heathrow Airport.

- **Studio Apartment Set in an Ideal Location**
- **Allocated Parking**
- **New Carpets**
- **Newly Decorated**
- **Shaker Style Kitchen**
- **Ideal First Time Purchase or Buy-To-Let Investment**
- **Potential Rental Income - £1050 PCM**
- **Spacious Family Bathroom**
- **Exclusive Block of just 6 Apartments**
- **No Onward Chain**

£125,000

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Approximate Gross Internal Area = 302 sq ft / 28.1 sq m



CH 2.29 = Ceiling Height

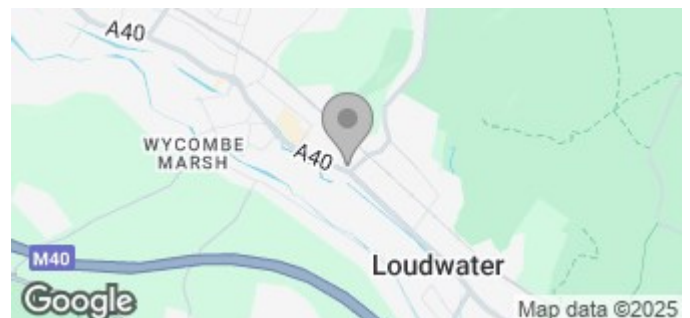
First Floor

Floor Plan produced for Ford & Partners by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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