



# Fords.

SALES | LETTINGS | NEW HOMES

London Road High Wycombe HP11 1HA



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**Asking price £300,000**

A rarely available two double bedroom duplex apartment with a south-facing private garden situated on the East-Side of High Wycombe's Town Centre.

## Description

The property is approached through a private paved garden area, with an allocated parking space conveniently located directly in front. Upon entering, you are welcomed into a central hallway with stairs leading to the first floor. To the right, a spacious reception room offers an abundance of natural light, creating a bright and comfortable living space. The kitchen is accessed via pocket doors, allowing flexibility for either open-plan living or a more separate kitchen arrangement. It is well appointed with stone worktops, an integrated induction hob with extractor, microwave, dishwasher, and space for a freestanding fridge freezer and washing machine.

Upstairs, the first floor comprises two well-proportioned double bedrooms, both featuring bespoke fitted wardrobes, along with a modern family bathroom.

Additional benefits include modern electric heating, fitted blinds, newly laid carpets, a private south-facing garden, and allocated parking adjacent to the property. The apartment is also conveniently located close to Kingsmead Park, providing attractive green space within easy reach.



## Situation

Westfields House enjoys an enviable position on London Road, just east of High Wycombe's vibrant town centre. The nearby Retail Park offers an array of amenities, including an M&S Food Hall, McDonalds, and Wickes, while the wider town provides a perfect balance of heritage, convenience, and connectivity.

For commuters, access is effortless - with two junctions of the M40 close by and direct Chiltern Railways services whisking you to London Marylebone in as little as 27 minutes.

Service charge - £1780 per annum  
Ground rent - £300 per annum  
Buildings Insurance - £980 per annum



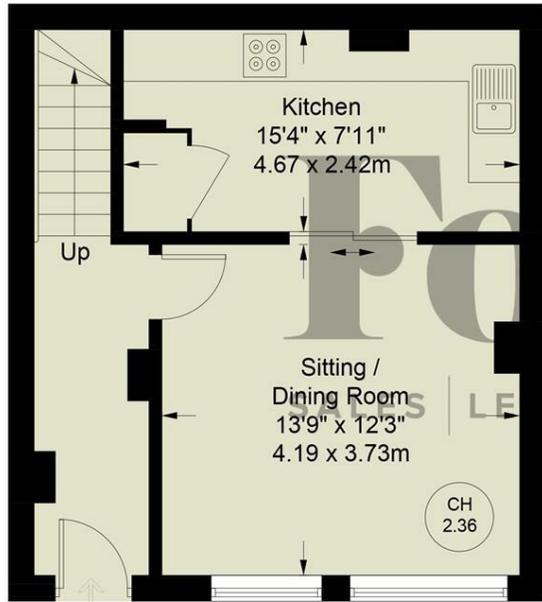
# Floor Plans

## London Road, HP11 1HA

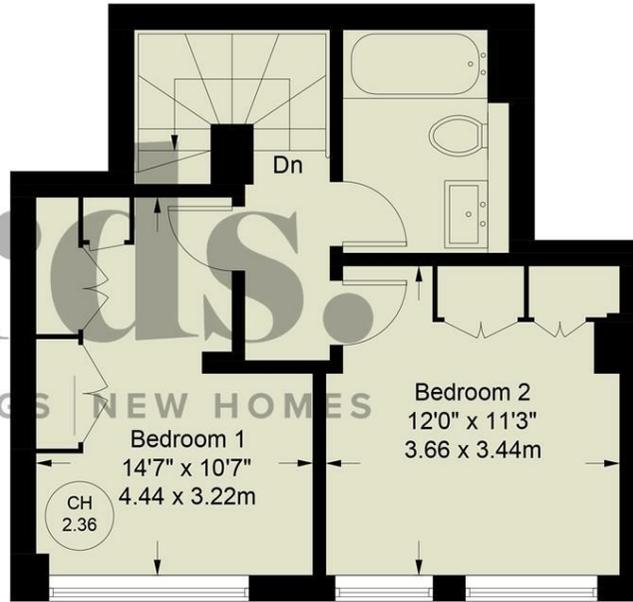
Approximate Gross Internal Area  
 Ground Floor = 391 sq ft / 36.3 sq m  
 First Floor = 406 sq ft / 37.7 sq m  
 Total = 797 sq ft / 74.0 sq m



CH 2.36 = Ceiling Height



Ground Floor

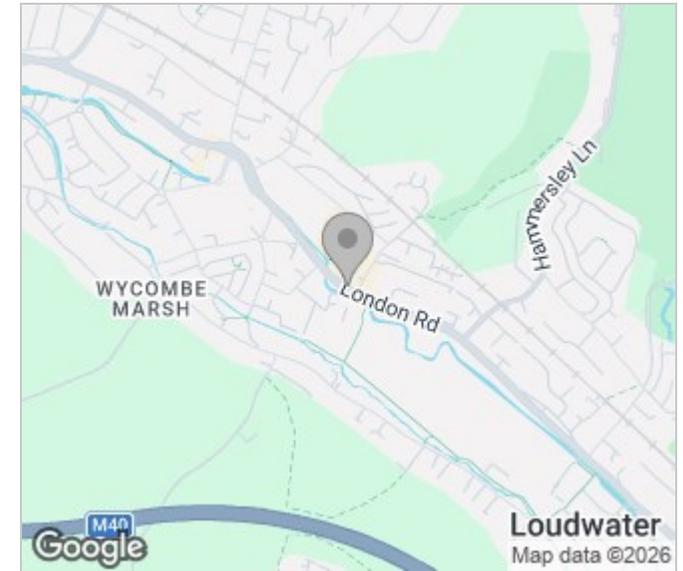


First Floor

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.

# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

18 Crendon Street, High Wycombe, HP13 6LS

01494 840 600 sales@fordandpartners.com www.fordandpartners.com