

Rolfe East



Meadow Court, Iver, SL0 0AL

£499,950

- Gated Development
- Two Double Bedrooms
- Secure Underground Parking
- Close to Heathrow Airport, M4 & M40
- Utility Room
- Ground Floor Apartment
- Two Bathrooms
- EV Charging
- Perfect Lock Up & Leave

Crafted in luxury, this beautifully designed property offers sophisticated modern living in an enviable setting. The home features two generously proportioned double bedrooms and two sleek, contemporary bathrooms, thoughtfully finished to a high standard.

At the heart of the property is a spacious open-plan reception room seamlessly integrated with a stylish kitchen, creating an ideal space for both everyday living and entertaining. A separate utility room adds practicality and discreet storage.

A further benefit include secure parking for two cars, and the property enjoys the rare advantage of adjoining a green belt, providing a peaceful outlook and a sense of seclusion, while remaining exceptionally well connected. Convenient access to the M4 motorway ensures excellent transport links for commuters.

This is a superb opportunity to enjoy luxury living with countryside surroundings and outstanding connectivity.

 2  2  1  B

Council Tax Band: D



Buildings 1 and 2

GROUND FLOOR

No's 3 & 18

FIRST FLOOR

No's 8 & 23

2 BEDROOM APARTMENT
94.30 SQ M / 1015 SQ FT

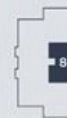
Floor Dimensions

Kitchen/Dining/Living	7.68m x 5.77m	25' 2" x 18' 11"
Principal Bedroom	3.39m x 3.10m	11' 1" x 10' 2"
Bedroom 2	3.10m x 2.77m	10' 2" x 9' 1"

BUILDING 2
FIRST FLOOR



BUILDING 1
FIRST FLOOR



GROUND FLOOR

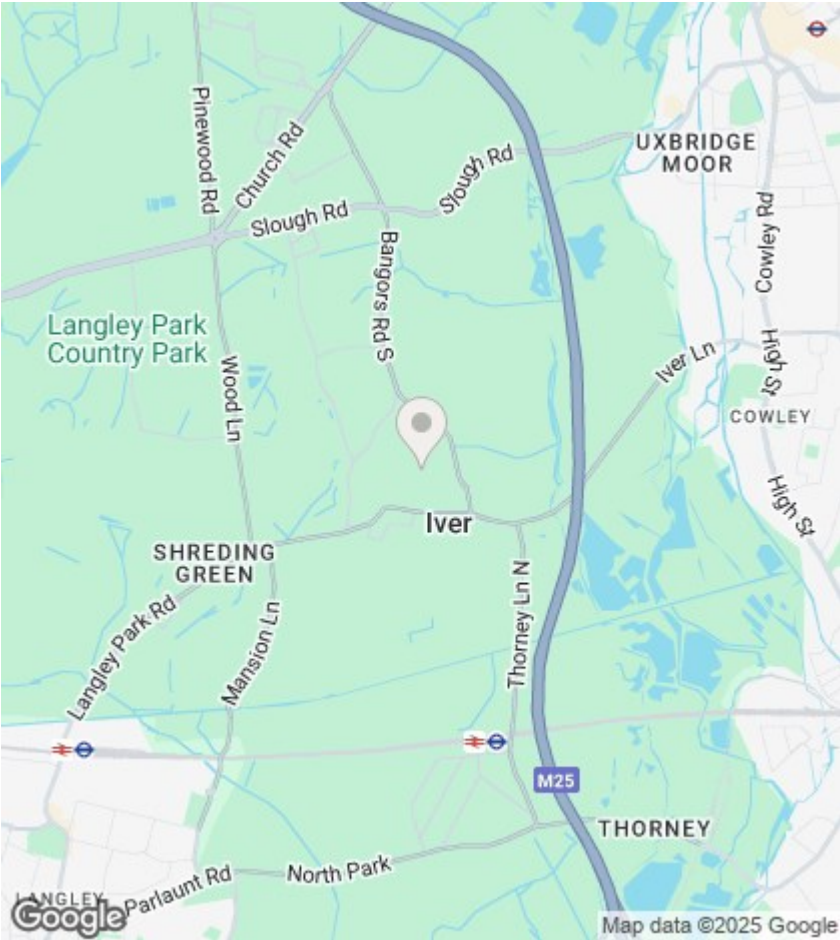


GROUND FLOOR



Floor plan shown is No. 3 and has a terrace. Upper floor apartments have balconies that vary in size. Please see the website for full details. Floor plans are indicative and are subject to change. Measurements are approximate and floor plans may not be proportionally scaled.

Directions



Viewings

Viewings by arrangement only.
Call 020 8567 2242 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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 