



2 Crown Studios, 141 Station Road - HP9 1LG

In Excess of £300,000

 **TIM RUSS**
& Company



2 Crown Studios

Beaconsfield

- Stylish Contemporary Ground Floor Apartment
- Private Garden With Access From Living Room
- Bright And Spacious Living Accommodation
- Large Double Bedroom With Garden Access
- Large, Superbly Fitted Bathroom
- Allocated Parking Space Via Secure Gated Access
- Walking Distance Of Old & New Town And Station
- No Onward Chain

The apartment is set in a very popular location close to both the Old Town the New Town of Beaconsfield off Station Road with an easy level walk of shops and Beaconsfield Station. The apartment enjoys a south and west aspect to the rear to get the afternoon sun. There are a good range of shops including a Marks & Spencer Simply Food, Waitrose and Sainsburys in the New Town plus a number of specialist shops, restaurants and cafes. Just over a mile away is the Old Town of Beaconsfield which has further shopping and numerous restaurants and pubs. Beaconsfield train station supplies a fast train service to Marylebone, journey time is about 24 minutes. The M40 is about one and half miles away, connecting to the M25 providing access to London and Oxford and the Home Counties. An ideal strategic location.



2 Crown Studios

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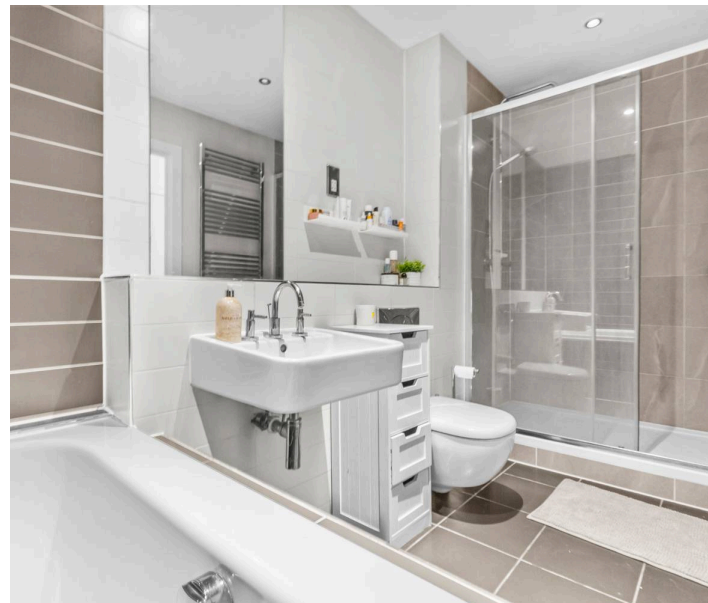
A stylish and contemporary ground-floor apartment offering private outdoor space, allocated parking, and the added benefit of no onward chain. Designed for modern living, the bright and welcoming living room opens directly onto a private garden, creating a seamless connection between indoor and outdoor spaces—perfect for relaxing, entertaining, or enjoying warmer days with the doors open. The spacious bedroom also benefits from direct garden access, filling the room with natural light and enhancing the apartment's peaceful atmosphere. The property further benefits from a large, superbly fitted bathroom, finished to a high standard with contemporary fixtures and fittings, providing both comfort and style. Situated in an outstanding location, the property is within easy walking distance of both Beaconsfield Old Town and New Town, offering a superb selection of boutiques, restaurants, cafés, and everyday amenities. Beaconsfield Station is just a short stroll away, providing excellent transport links for commuters. A fantastic opportunity to acquire a well-presented home in one of Beaconsfield's most sought-after locations.

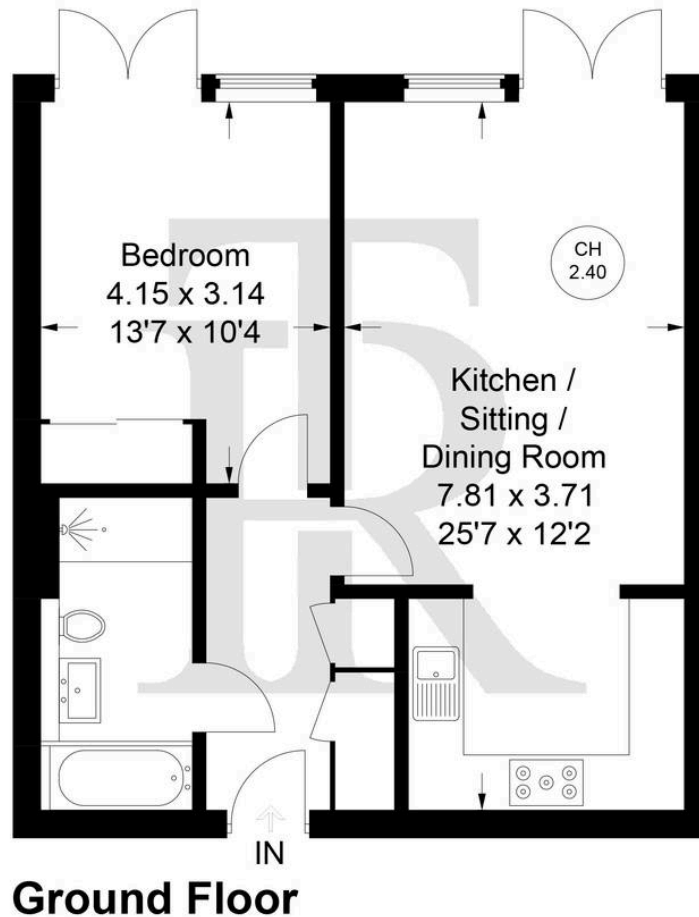
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Approximate Gross Internal Area = 54.5 sq m / 587 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
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.



Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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