



“Home is a name, a word, it is a strong one; stronger than any magician ever spoke, or spirit ever answered to, in the strongest conjuration.”

Charles Dickens



INTRODUCTION

Marsham House, Gerrards Cross, is a highly desirable collection of one and two bedroom apartments and penthouses, situated just moments from the town's coveted high street. Superbly planned and designed to the highest specification, these charming homes maximise light and space, delivering the ultimate residences for town and country living, with the added benefit of secure parking.

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GOLF



- Gerrards Cross Golf Club *5 minute drive*
- Denham Golf Club *9 minute drive*
- Buckinghamshire Golf Club *9 minute drive*
- Beaconsfield Golf Club *10 minute drive*
- Stoke Park Country Club *14 minute drive*

PARKS



- West Common *12 minute walk*
- Denham Country Park *9 minute drive*
- Black Park Country Park *12 minute drive*
- Burnham Beeches *16 minute drive*

LANDMARKS



- Milton's Cottage *9 minute drive*
- Pinewood Studios *12 minute drive*
- Clivedon National Trust *20 minute drive*

Source: Google Maps

LOCATION

Gerrards Cross nestles at the foothills of the Chilterns, an Area of Outstanding Natural Beauty. Superb road and rail connections to London, Heathrow and through Buckinghamshire and the surrounding Home Counties attract residents looking for the perfect location for work and pleasure.





LOCAL FACILITIES

Just a step away from Marsham House is a world of convenience and down-time opportunities. Gorgeous boutique shops and fabulous restaurants from Italian bistros to gastro pubs are there to explore and enjoy. Waitrose for all your groceries and fresh food is a very short walk away as is the renowned Everyman Cinema and several local gyms making this the most convenient and coveted address in town. Gerrards Cross station with its fast connections into London is also on your doorstep.

RESTAURANTS



- Café Rouge** **French** 1 minute walk
- Jack & Alice** **Wine Bar & Pantry Dining** 2 minute walk
- Di Paolo** **Italian** 4 minute walk
- Lomito** **Argentinian steakhouse** 5 minute walk
- Jungs** **Artisan bakery** 5 minute walk
- Wildwood** **European** 9 minute walk
- The Apple Tree** **Gastro pub** 14 minute walk
- Indigo Bar & Grill** **Indian** 31 minute walk

SUPERMARKETS



- Waitrose 1 minute walk
- Tesco 1 minute walk
- Sainsbury's Local 5 minute walk
- M&S 5 minute walk

HOTELS



- Ethorpe Hotel** 3 minute walk
- The Bull Hotel** 5 minute drive or 14 minute walk
- Crowne Plaza** 6 minute drive
- Stoke Park** 14 minute drive

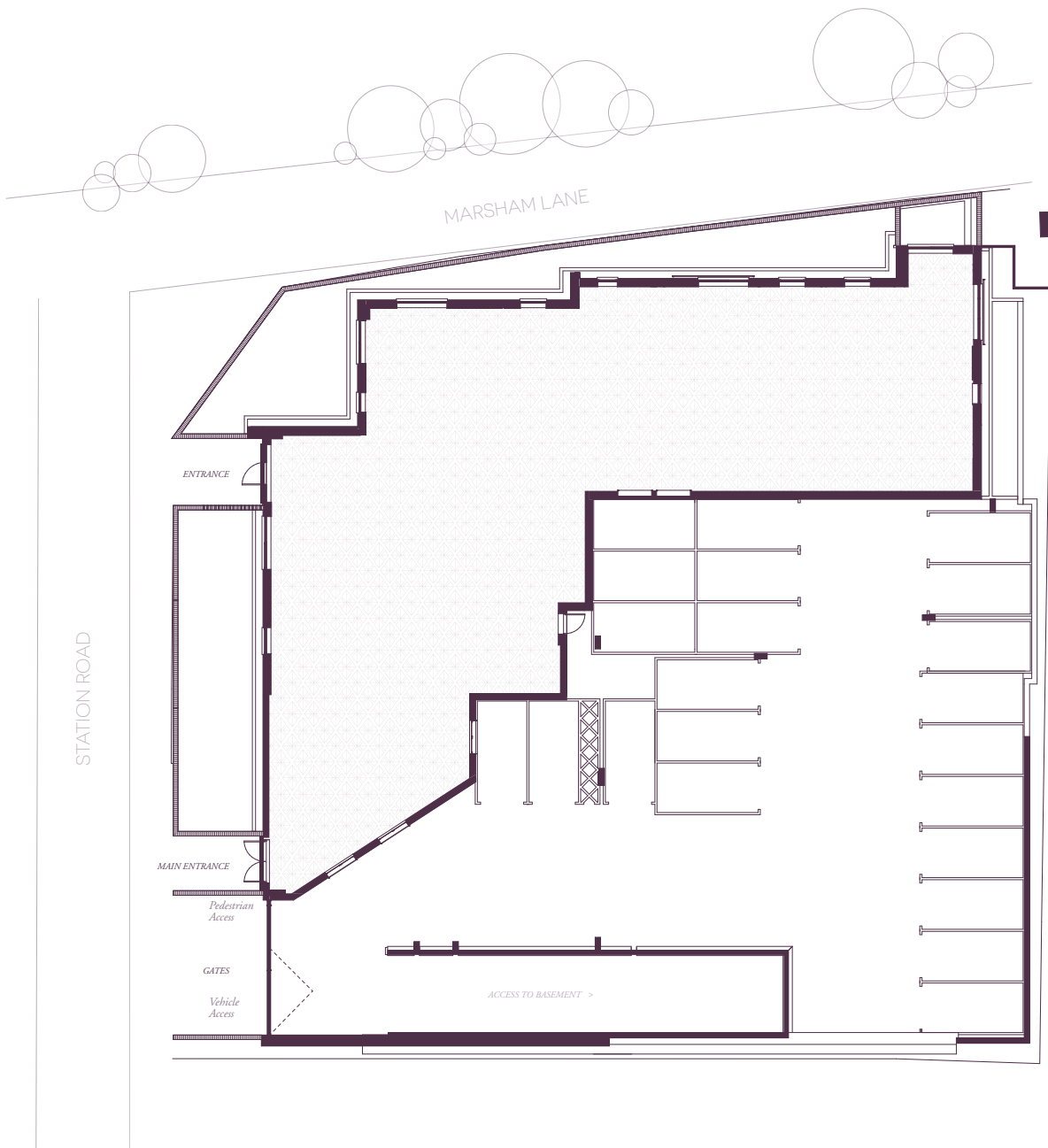
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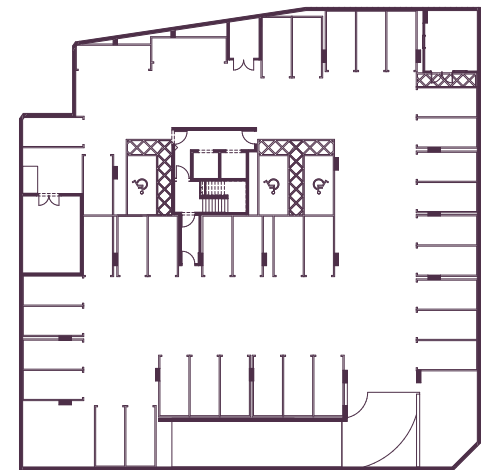
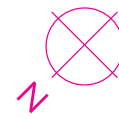
THE SITE PLAN AND BASEMENT PARKING

Marsham House is situated at the end of Station Road, offering outstanding access to all that Gerrards Cross has to offer. The majority of apartments benefit from a Juliet balcony or balcony, while the penthouses all boast spacious, private terraces. Every homeowner at Marsham House will enjoy the convenience of secure, allocated parking either at basement or ground floor level.

SITE PLAN



Floor plans are for guidance only.



BASEMENT PARKING



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THE APARTMENTS

Arranged over six floors, each home has been superbly designed to offer elegant light-filled spaces in harmony with their surroundings. Open-plan reception kitchen areas are perfect for day-to-day living as well as more formal entertaining. Each bedroom is a sanctuary from the world outside and blends seamlessly with thoughtfully appointed luxury en-suites and bathrooms.

GROUND FLOOR



APARTMENT
ONE

One bedroom, one bathroom

KITCHEN/LIVING/DINING	5.71m x 5.61m	18'9" x 18'5"
BEDROOM	3.79m x 3.60m	12'5" x 11'10"
JULIET BALCONY		
TOTAL	56 SQ M	602 SQ FT

APARTMENT
TWO

One bedroom, one bathroom

KITCHEN/LIVING/DINING	7.68m x 4.30m	25'2" x 14'1"
BEDROOM	4.48m x 3.60m	14'8" x 11'10"
JULIET BALCONY		
TOTAL	62 SQ M	667 SQ FT

APARTMENT
THREE

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	11.01m x 4.13m	36'1" x 13'7"
BEDROOM ONE	4.28m x 3.20m	14'1" x 10'6"
BEDROOM TWO	4.28m x 3.07m	14'1" x 10'1"
JULIET BALCONY		
TOTAL	98 SQ M	1054 SQ FT

APARTMENT
FOUR

One bedroom, one bathroom

KITCHEN/LIVING/DINING	6.15m x 4.63m	20'1" x 15'2"
BEDROOM	4.20m x 3.68m	13'9" x 12'1"
JULIET BALCONY		
TOTAL	64 SQ M	687 SQ FT

Floor plans & measurements are for guidance only. All dimensions stated are maximum.





FIRST FLOOR



**APARTMENT
FIVE***One bedroom, one bathroom*

KITCHEN/LIVING/DINING	5.77m x 5.71m	18'11" x 18'9"
BEDROOM	3.88m x 3.80m	12'9" x 12'6"
BALCONY		
TOTAL	59 SQ M	640 SQ FT

**APARTMENT
TEN***One bedroom, one bathroom*

KITCHEN/LIVING/DINING	6.44m x 4.28m	21'2" x 14'1"
BEDROOM	4.50m x 3.76m	14'9" x 12'4"
BALCONY		
TOTAL	52 SQ M	560 SQ FT

**APARTMENT
SIX***One bedroom, one bathroom*

KITCHEN/LIVING/DINING	6.68m x 4.30m	21'11" x 14'1"
BEDROOM	3.70m x 3.60m	12'2" x 11'10"
JULIET BALCONY		
TOTAL	54 SQ M	580 SQ FT

**APARTMENT
ELEVEN***Two bedrooms, two bathrooms*

KITCHEN/LIVING/DINING	8.30m x 4.71m	27'3" x 15'5"
BEDROOM ONE	5.00m x 3.27m	16'5" x 10'9"
BEDROOM TWO	3.58m x 3.30m	11'9" x 10'10"
BALCONY		
TOTAL	84 SQ M	901 SQ FT

**APARTMENT
SEVEN***Two bedrooms, two bathrooms*

KITCHEN/LIVING/DINING	8.34m x 3.42m	27'4" x 11'3"
BEDROOM ONE	4.18m x 3.33m	13'9" x 10'11"
BEDROOM TWO	3.38m x 2.95m	11'1" x 9'8"
BALCONY		
TOTAL	73 SQ M	784 SQ FT

**APARTMENT
TWELVE***Two bedrooms, two bathrooms*

KITCHEN/LIVING/DINING	8.00m x 4.23m	26'3" x 13'11"
BEDROOM ONE	3.55m x 3.20m	11'8" x 10'6"
BEDROOM TWO	3.38m x 2.76m	11'1" x 9'1"
BALCONY		
TOTAL	83 SQ M	899 SQ FT

**APARTMENT
EIGHT***Two bedrooms, two bathrooms*

KITCHEN/LIVING/DINING	6.20m x 4.65m	20'4" x 15'3"
BEDROOM ONE	4.69m x 3.17m	15'3" x 10'5"
BEDROOM TWO	3.66m x 2.99m	12'0" x 9'10"
BALCONY		
TOTAL	82 SQ M	884 SQ FT

**APARTMENT
THIRTEEN***Two bedrooms, two bathrooms*

KITCHEN/LIVING/DINING	8.30m x 3.60m	27'3" x 11'10"
BEDROOM ONE	5.00m x 3.37m	16'5" x 11'1"
BEDROOM TWO	3.20m x 3.00m	10'6" x 9'10"
BALCONY		
TOTAL	73 SQ M	790 SQ FT

**APARTMENT
NINE***One bedroom, one bathroom*

KITCHEN/LIVING/DINING	6.60m x 4.05m	21'8" x 13'3"
BEDROOM	3.60m x 3.67m	11'10" x 11'10"
BALCONY		
TOTAL	51 SQ M	555 SQ FT

**APARTMENT
FOURTEEN***One bedroom, one bathroom*

KITCHEN/LIVING/DINING	8.30m x 3.65m	27'3" x 11'12"
BEDROOM	3.60m x 3.50m	11'10" x 11'6"
BALCONY		
TOTAL	54 SQ M	586 SQ FT

Floor plans & measurements are for guidance only. All dimensions stated are maximum.

SECOND FLOOR



APARTMENT
FIFTEEN

One bedroom, one bathroom

KITCHEN/LIVING/DINING	5.77m x 5.71m	18'11" x 18'9"
BEDROOM	3.88m x 3.80m	12'9" x 12'6"
BALCONY		
TOTAL	59 SQ M	640 SQ FT

APARTMENT
TWENTY

One bedroom, one bathroom

KITCHEN/LIVING/DINING	6.44m x 4.28m	21'2" x 14'1"
BEDROOM	4.50m x 3.76m	14'9" x 12'4"
BALCONY		
TOTAL	52 SQ M	560 SQ FT

APARTMENT
SIXTEEN

One bedroom, one bathroom

KITCHEN/LIVING/DINING	6.68m x 4.30m	21'11" x 14'1"
BEDROOM	3.70m x 3.60m	12'2" x 11'10"
BALCONY		
TOTAL	54 SQ M	580 SQ FT

APARTMENT
TWENTY ONE

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	8.30m x 4.71m	27'3" x 15'5"
BEDROOM ONE	5.00m x 3.27m	16'5" x 10'9"
BEDROOM TWO	3.58m x 3.30m	11'9" x 10'10"
BALCONY		
TOTAL	84 SQ M	901 SQ FT

APARTMENT
SEVENTEEN

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	8.34m x 3.42m	27'4" x 11'3"
BEDROOM ONE	4.18m x 3.33m	13'9" x 10'11"
BEDROOM TWO	3.38m x 2.95m	11'1" x 9'8"
BALCONY		
TOTAL	73 SQ M	784 SQ FT

APARTMENT
TWENTY TWO

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	8.00m x 4.23m	26'3" x 13'11"
BEDROOM ONE	3.55m x 3.20m	11'8" x 10'6"
BEDROOM TWO	3.38m x 2.76m	11'1" x 9'1"
BALCONY		
TOTAL	83 SQ M	899 SQ FT

APARTMENT
EIGHTEEN

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	6.20m x 4.65m	20'4" x 15'3"
BEDROOM ONE	4.69m x 3.17m	15'3" x 10'5"
BEDROOM TWO	3.66m x 2.99m	12'0" x 9'10"
BALCONY		
TOTAL	82 SQ M	884 SQ FT

APARTMENT
TWENTY THREE

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	8.30m x 3.60m	27'3" x 11'10"
BEDROOM ONE	5.07m x 3.37m	16'5" x 11'1"
BEDROOM TWO	3.20m x 3.00m	10'6" x 9'10"
BALCONY		
TOTAL	73 SQ M	790 SQ FT

APARTMENT
NINETEEN

One bedroom, one bathroom

KITCHEN/LIVING/DINING	6.60m x 4.05m	21'8" x 13'3"
BEDROOM	3.60m x 3.67m	11'10" x 11'10"
BALCONY		
TOTAL	51 SQ M	555 SQ FT

APARTMENT
TWENTY FOUR

One bedroom, one bathroom

KITCHEN/LIVING/DINING	8.30m x 3.65m	27'3" x 11'12"
BEDROOM	3.60m x 3.50m	11'10" x 11'6"
BALCONY		
TOTAL	54 SQ M	586 SQ FT

Floor plans & measurements are for guidance only. All dimensions stated are maximum.



*“The epitome of luxury living.
Attention has been paid to every detail,
ensuring that each home delivers to
exceptional standards.”*



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THIRD FLOOR



APARTMENT
**TWENTY
FIVE**

One bedroom, one bathroom

KITCHEN/LIVING/DINING	5.77m x 5.71m	18'11" x 18'9"
BEDROOM	3.88m x 3.80m	12'9" x 12'6"
BALCONY		
TOTAL	59 SQ M	640 SQ FT

APARTMENT
THIRTY

One bedroom, one bathroom

KITCHEN/LIVING/DINING	6.44m x 4.28m	21'2" x 14'1"
BEDROOM	4.50m x 3.76m	14'9" x 12'4"
BALCONY		
TOTAL	52 SQ M	560 SQ FT

APARTMENT
**TWENTY
SIX**

One bedroom, one bathroom

KITCHEN/LIVING/DINING	6.68m x 4.30m	21'11" x 14'1"
BEDROOM	3.70m x 3.60m	12'2" x 11'10"
BALCONY		
TOTAL	54 SQ M	580 SQ FT

APARTMENT
**THIRTY
ONE**

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	8.30m x 4.71m	27'3" x 15'5"
BEDROOM ONE	5.00m x 3.27m	16'5" x 10'9"
BEDROOM TWO	3.58m x 3.30m	11'9" x 10'10"
BALCONY		
TOTAL	84 SQ M	901 SQ FT

APARTMENT
**TWENTY
SEVEN**

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	8.34m x 3.42m	27'4" x 11'3"
BEDROOM ONE	4.18m x 3.33m	13'9" x 10'11"
BEDROOM TWO	3.38m x 2.95m	11'1" x 9'8"
BALCONY		
TOTAL	73 SQ M	784 SQ FT

APARTMENT
**THIRTY
TWO**

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	8.00m x 4.23m	26'3" x 13'11"
BEDROOM ONE	3.55m x 3.20m	11'8" x 10'6"
BEDROOM TWO	3.38m x 2.76m	11'1" x 9'1"
BALCONY		
TOTAL	83 SQ M	899 SQ FT

APARTMENT
**TWENTY
EIGHT**

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	6.20m x 4.65m	20'4" x 15'3"
BEDROOM ONE	4.69m x 3.17m	15'3" x 10'5"
BEDROOM TWO	3.66m x 2.99m	12'0" x 9'10"
BALCONY		
TOTAL	82 SQ M	884 SQ FT

APARTMENT
**THIRTY
THREE**

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	8.30m x 3.60m	27'3" x 11'10"
BEDROOM ONE	5.07m x 3.37m	16'5" x 11'1"
BEDROOM TWO	3.20m x 3.00m	10'6" x 9'10"
BALCONY		
TOTAL	73 SQ M	790 SQ FT

APARTMENT
**TWENTY
NINE**

One bedroom, one bathroom

KITCHEN/LIVING/DINING	6.60m x 4.05m	21'8" x 13'3"
BEDROOM	3.60m x 3.67m	11'10" x 11'10"
BALCONY		
TOTAL	51 SQ M	555 SQ FT

APARTMENT
**THIRTY
FOUR**

One bedroom, one bathroom

KITCHEN/LIVING/DINING	8.30m x 3.65m	27'3" x 11'12"
BEDROOM	3.60m x 3.50m	11'10" x 11'6"
BALCONY		
TOTAL	54 SQ M	586 SQ FT

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FOURTH FLOOR



APARTMENT
**THIRTY
FIVE**

One bedroom, one bathroom

KITCHEN/LIVING/DINING	5.77m x 5.71m	18'11" x 18'9"
BEDROOM	3.88m x 3.80m	12'9" x 12'6"
BALCONY		
TOTAL	59 SQ M	640 SQ FT

APARTMENT
FORTY

One bedroom, one bathroom

KITCHEN/LIVING/DINING	6.44m x 4.28m	21'2" x 14'1"
BEDROOM	4.50m x 3.76m	14'9" x 12'4"
BALCONY		
TOTAL	52 SQ M	560 SQ FT

APARTMENT
**THIRTY
SIX**

One bedroom, one bathroom

KITCHEN/LIVING/DINING	6.68m x 4.30m	21'11" x 14'1"
BEDROOM	3.70m x 3.60m	12'2" x 11'10"
BALCONY		
TOTAL	54 SQ M	580 SQ FT

APARTMENT
**FORTY
ONE**

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	8.30m x 4.71m	27'3" x 15'5"
BEDROOM ONE	5.00m x 3.27m	16'5" x 10'9"
BEDROOM TWO	3.58m x 3.30m	11'9" x 10'10"
BALCONY		
TOTAL	84 SQ M	901 SQ FT

APARTMENT
**THIRTY
SEVEN**

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	8.34m x 3.42m	27'4" x 11'3"
BEDROOM ONE	4.18m x 3.33m	13'9" x 10'11"
BEDROOM TWO	3.38m x 2.95m	11'1" x 9'8"
BALCONY		
TOTAL	73 SQ M	784 SQ FT

APARTMENT
**FORTY
TWO**

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	8.00m x 4.23m	26'3" x 13'11"
BEDROOM ONE	3.55m x 3.20m	11'8" x 10'6"
BEDROOM TWO	3.38m x 2.76m	11'1" x 9'1"
BALCONY		
TOTAL	83 SQ M	899 SQ FT

APARTMENT
**THIRTY
EIGHT**

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	6.20m x 4.65m	20'4" x 15'3"
BEDROOM ONE	4.69m x 3.17m	15'3" x 10'5"
BEDROOM TWO	3.66m x 2.99m	12'0" x 9'10"
BALCONY		
TOTAL	82 SQ M	884 SQ FT

APARTMENT
**FORTY
THREE**

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	8.30m x 3.60m	27'3" x 11'10"
BEDROOM ONE	5.07m x 3.37m	16'5" x 11'1"
BEDROOM TWO	3.20m x 3.00m	10'6" x 9'10"
BALCONY		
TOTAL	73 SQ M	790 SQ FT

APARTMENT
**THIRTY
NINE**

One bedroom, one bathroom

KITCHEN/LIVING/DINING	6.60m x 4.05m	21'8" x 13'3"
BEDROOM	3.60m x 3.67m	11'10" x 11'10"
BALCONY		
TOTAL	51 SQ M	555 SQ FT

APARTMENT
**FORTY
FOUR**

One bedroom, one bathroom

KITCHEN/LIVING/DINING	8.30m x 3.65m	27'3" x 11'12"
BEDROOM	3.60m x 3.50m	11'10" x 11'6"
BALCONY		
TOTAL	54 SQ M	586 SQ FT

Floor plans & measurements are for guidance only. All dimensions stated are maximum.

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THE PENTHOUSES

Each spacious penthouse apartment enjoys a private terrace offering superb views over the Chiltern Hills along with far reaching views of London from some of the apartments. What better way to enjoy a morning coffee or a glass of wine in the evening than from one of these inspiring homes.

FIFTH FLOOR



APARTMENT
FORTY FIVE

One bedroom, one bathroom

KITCHEN/LIVING/DINING	6.19m x 3.79m	20'4" x 12'5"
BEDROOM	3.79m x 3.60m	12'5" x 11'10"
TOTAL	53 SQ M	569 SQ FT
TERRACE		
TOTAL	11 SQ M	123 SQ FT

APARTMENT
FORTY NINE

One bedroom, one bathroom

KITCHEN/LIVING/DINING	6.73m x 6.69m	22'1" x 21'11"
BEDROOM	4.19m x 3.69m	13'9" x 12'1"
TOTAL	68 SQ M	730 SQ FT
TERRACE		
TOTAL	44 SQ M	476 SQ FT

APARTMENT
FORTY SIX

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	7.40m x 4.17m	24'3" x 13'8"
BEDROOM ONE	3.89m x 3.85m	12'9" x 12'8"
BEDROOM TWO	3.89m x 3.55m	12'8" x 11'8"
TOTAL	76 SQ M	816 SQ FT
TERRACE		
TOTAL	26 SQ M	280 SQ FT

APARTMENT
FIFTY

One bedroom, one bathroom

KITCHEN/LIVING/DINING	5.89m x 5.88m	19'4" x 19'3"
BEDROOM ONE	3.79m x 3.40m	12'5" x 11'2"
TOTAL	53 SQ M	576 SQ FT
TERRACE		
TOTAL	14 SQ M	155 SQ FT

APARTMENT
FORTY SEVEN

Two bedrooms, two bathrooms


KITCHEN/LIVING/DINING	5.79m x 5.36m	18'12" x 17'7"
BEDROOM ONE	3.79m x 3.55m	12'5" x 11'8"
BEDROOM TWO	3.79m x 3.30m	12'5" x 10'10"
TOTAL	79 SQ M	848 SQ FT
TERRACE		
TOTAL	33 SQ M	360 SQ FT

APARTMENT
FORTY EIGHT

Two bedrooms, two bathrooms

KITCHEN/LIVING/DINING	6.18m x 5.84m	20'3" x 19'2"
BEDROOM ONE	3.54m x 3.10m	11'7" x 10'2"
BEDROOM TWO	3.54m x 3.18m	11'7" x 10'5"
TOTAL	84 SQ M	904 SQ FT
TERRACE		
TOTAL	37 SQ M	402 SQ FT

Floor plans & measurements are for guidance only. All dimensions stated are maximum.



*“Town and country living at its best.
Enjoy all the peace and tranquillity of
the Chilterns on your doorstep, while
still benefitting from being within easy
reach of the Capital.”*



SPECIFICATIONS

Unequalled specification awaits from the minute you walk into the reception lobby and continues throughout the communal and private areas. Carefully considered and beautifully finished there is sophistication at every level.

KITCHENS

- Interior designed, fully fitted, contemporary, handle-less kitchens, with Silestone composite worktops, mirrored splashback and soft close doors and drawers *
- Built in NEFF appliances to include induction hob, single multifunction oven and cooker hood, fridge/freezer and dishwasher
- Undermounted 1.5 bowl sink with contemporary chrome single lever mixer tap

PENTHOUSE KITCHENS

- Integrated slimline wine cooler

BATHROOMS AND EN SUITES

- Contemporary white Roca wall hung WC and basin
- Hansgrohe Metris single lever basin mixer
- Hansgrohe Ecostat Comfort thermostatic bath shower mixer with separate raindance hand shower (fitted over bath). Clear glass, hinged bath screen to bathrooms
- Hansgrohe Croma showerpipe with overhead shower and hand shower. Low profile shower tray and clear glass screen to en suites
- Full height Porcelanosa ceramic tiles to walls, fully tiled floor and tiled bath panel to bathrooms
- LED top illuminated mirror cabinet with internal shaver socket
- Chrome finish towel rails within each bathroom

PENTHOUSE BATHROOMS AND EN SUITES

- Wall hung unit with white ceramic basin, American walnut vanity unit and chrome, single lever mixer tap

DECORATION AND INTERNAL FINISH

- Walls and ceilings painted with a smooth matt finish
- Architraves and skirting boards with smooth white satinwood finish
- Glass fronted main entrance door, compliant with PAS 24:2012 (British Security Standard)
- Recessed steel letterboxes to entrance lobby
- Mailbox wall to include hardwood cladding panels, with a walnut finish
- Porcelanosa tiles to lobby floor
- Individual apartment front doors by Vicaïma, walnut finish, acoustic doors with multi-point locking system and fitted with eye viewer and door chain
- Vicaïma internal doors with a walnut finish and brushed stainless steel fittings
- Master bedroom to include wardrobes with sliding doors, shelving and hanging rail
- Ultima Twist Collection carpet in Tofu (80/20 wool nylon mix) to each bedroom
- Oak wood flooring to living/dining/kitchen space and hallway
- Washer dryer located in utility cupboard

LIGHTING AND ELECTRICAL

- Brushed stainless steel sockets to living/dining/kitchen space and white plastic to all other areas
- Downlighters to hall, living/dining/kitchen and bathrooms/en suites
- Infra Red Door Sensor Switch to fitted wardrobes in master bedroom
- Sky + and HD television provisions available to all apartments, subject to customer's own subscription to the service provider
- Telephone points to living room and all bedrooms

SECURITY

- Video entry system to each apartment
- Electric gates to car park (remotely operated)

GENERAL

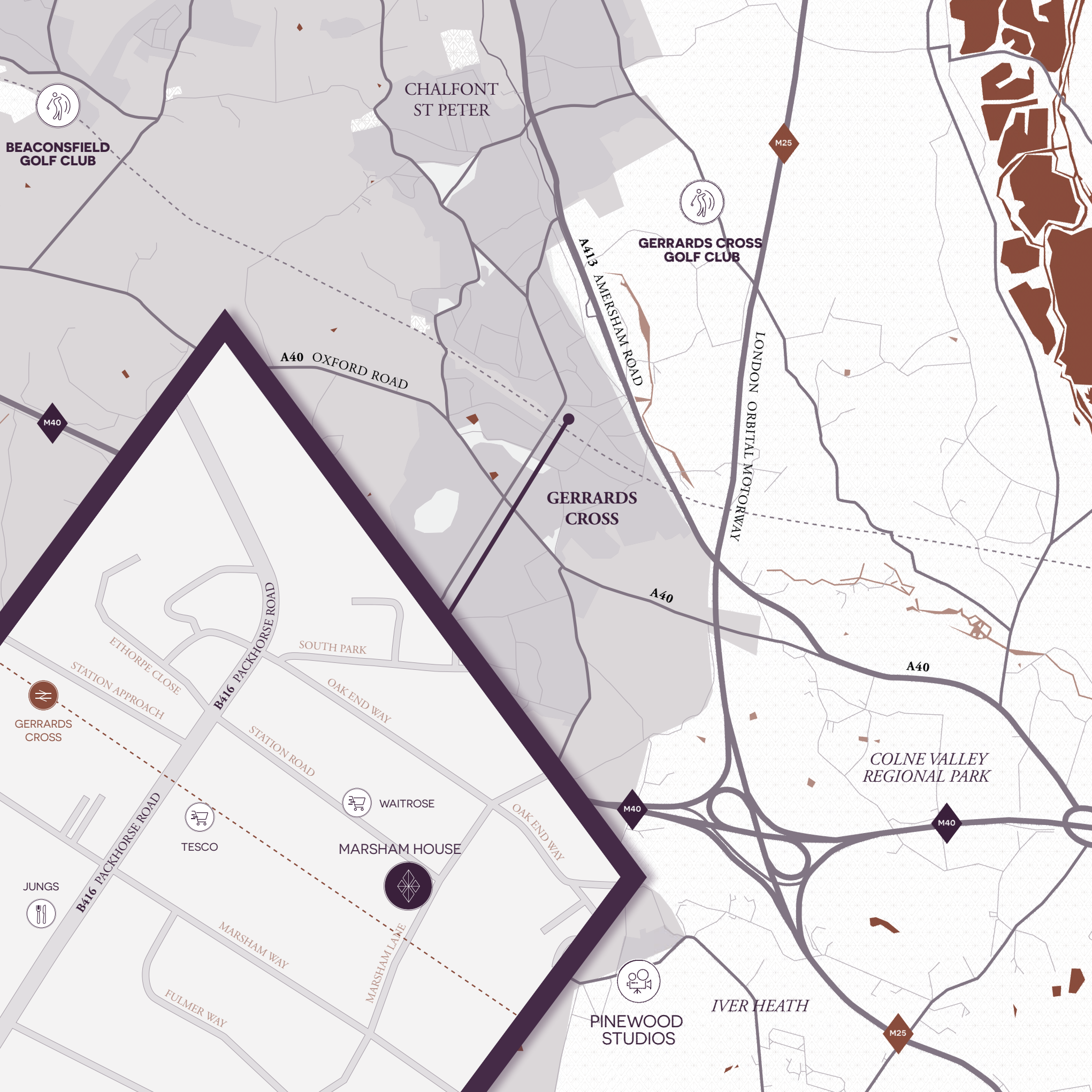
- Your home also has the benefit of a CRL 10 year warranty **

* Where applicable, dependent on kitchen layout

** For further information regarding the guarantees/warranties on your home please ask your sales advisor

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CHALFONT
ST PETER

BEACONSFIELD
GOLF CLUB

GERRARDS CROSS
GOLF CLUB

A40 OXFORD ROAD

A413 AMERSHAM ROAD

LONDON ORBITAL MOTORWAY

M25

M40

GERRARDS
CROSS

A40

A40

GERRARDS
CROSS

COLNE VALLEY
REGIONAL PARK

M40

WAITROSE

TESCO

MARSHAM HOUSE

OAK-END WAY

M40

JUNGS

IVER HEATH

PINEWOOD
STUDIOS

M25

FULMER WAY

MARSHAM WAY

MARSHAM LANE

STATION ROAD

SOUTH PARK

OAK-END WAY

STATION APPROACH

B416 PACKHORSE ROAD

ETHORPE CLOSE

BY FOOT



Waitrose 1 minute
Town Centre 2 minutes
Everyman Cinema 2 minutes
Gerrards Cross Railway Station 3 minutes

BY TRAIN



Gerrards Cross to High Wycombe 11 minutes
Gerrards Cross to Wembley Stadium 14 minutes
Gerrards Cross to London Marylebone 25 minutes
Gerrards Cross to Birmingham 1 hr 52 minutes

BY CAR



M40 4.8 miles 9 minutes
M25 8.2 miles 17 minutes
Heathrow 13.6 miles 25 minutes
Central London 19.7 miles 37 minutes

Source: Google Maps

CONNECTIONS

Gerrards Cross train station is just a few minutes' walk from Marsham House and provides a fast, direct service into London Marylebone, taking just 25 minutes.

Gerrards Cross is also located close to the M40, M25 and M4, giving easy access to central London, Heathrow Airport and beyond.

THE DEVELOPER

Angle Property is a long-established, bespoke developer, specialising in the delivery of high quality residential and commercial schemes across London and the South East. With a focus on high quality design and impressive interiors, each and every one of our homes is delivered to exacting standards. When purchasing a home from Angle Property, you can be confident not only of a superb home but a superb level of customer service throughout, from your initial enquiry through to the handing over of your new home and beyond.



DISCLAIMER

BROCHURE

These particulars are provided as a general guide of what is being offered subject to contract and availability. These particulars are not intended, nor do they contain, any representation of fact upon which any interested party is entitled or should rely. Consequently this information should be treated as a general guidance and cannot be relied upon as accurately describing any of the Specified Matters described in any Order made under the Consumer Protection from Unfair Trading Act 2008 (CPR), the Business Protection from Misleading Marketing Regulations 2008 (BPR). All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

The information provided is intended for illustration purposes only and could change, for example, in response to market demands or ground conditions. No person in the employment of our selling agent and representatives has any authority to make any representations or warranty whatsoever in relation to the property.

FLOOR PLANS

Floor plans and layouts are approximate. Dimensions are taken from the architects' drawings, are given to the nearest 15cm (or equivalent in inches) and may differ in the as-built property. Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Floor plans and layouts should not therefore be used for purchasing items such as furniture or carpets.

Floor plans may be subject to change, please refer to your sales advisor for finalised drawings.

Location Photography alamy.com & datography.com
Computer Generated Images Powell Dobson Architects

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