



Grace and style are the hallmarks of this modern two-bedroom masterpiece housed within the former Denham Film Studios' Korda House. The Art Deco Grade II listed building named after the Studios' founder Alexander Korda, is situated on the prized address of Stanley Kubrick Road - named after the eponymous filmmaker. The film studios are now home to 49 elegant apartments, designed with the site's history of filmmaking in mind. From the red front doors in the atriums - an homage to Kubrick's *The Shining* - to the celluloid gardens that feature stills from famous films just beside Korda House.

The main central atrium, floodlit by a new glass roof, features a cylindrical curved staircase that leads to a central water feature that creates a refreshingly spacious and blissfully quiet setting all residents can take advantage of daily

On entry to the building, you are met by an Art Deco style foyer fitted with lavish detailing and geometric forms, featuring white marble flooring and concierge desk. Operation times are seven days a week from 8am-8pm giving residents the luxury, convenience, and security of this service.

The development has its own 32 seat cinema exclusively for residents, which is accessible through a bar to relax before and after entertaining evenings, set within its opulent surroundings. (Available on request through concierge).

A community room provides a hub and area to enjoy and celebrate birthdays, special events or discuss important matters as a community (Also available upon request through concierge).

The development itself is designed around attractive garden squares and landscaped grounds that contain three different children's parks, beautiful water features and private gardens, bordered by extensive protected woodland. Denham Country Park and Broadwater Lake are moments away for an idyllic retreat to escape to on your doorstep. For those who take their coffee with a side of plane-watching, the Denham Aerodrome café and restaurant is also a short walk away

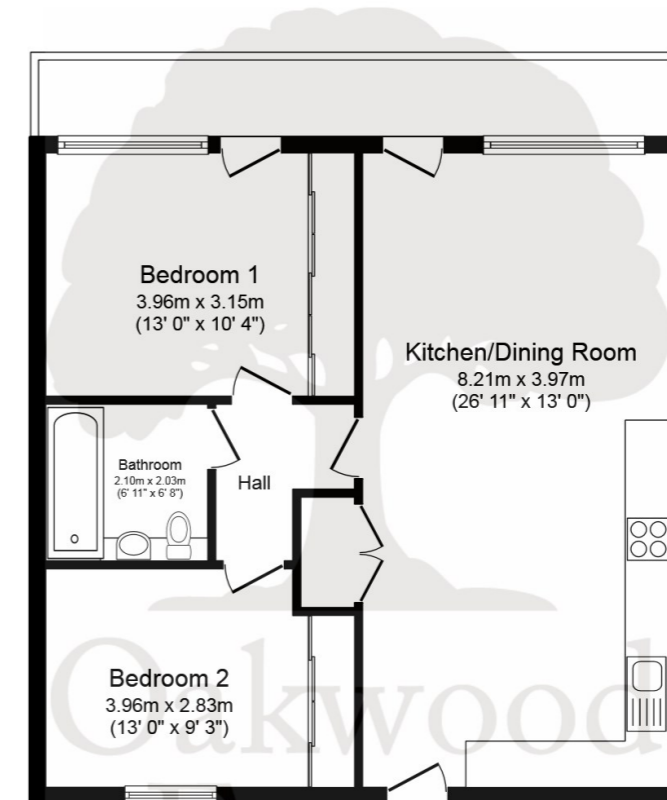


## Property Information

-  TWO DOUBLE BEDROOMS
-  FIRST FLOOR APARTMENT
-  HIGH GLOSS CONTEMPORARY FITTED KITCHEN
-  BAR AVAILABLE (ON REQUEST THROUGH CONCIERGE)
-  COUNCIL TAX BAND D (£2,176 P/YR)
-  CONTEMPORARY BATHROOM
-  GOOD SIZED BALCONY
-  CINEMA ROOM (ON REQUEST THROUGH CONCIERGE)
-  COMMUNITY ROOM (ON REQUEST THROUGH CONCIERGE)
-  OAK STRIP WOOD FLOORING

					
x2	x1	x1	x2	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



Floor Plan

Total floor area 66.5 sq.m. (716 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

### Internal

The main front door leads into an open plan living area, split between two areas the kitchen area has high gloss wall and base levels units black granite worksurfaces and integrated appliances. Being open plan the area has enough space for a table and four chairs whilst gaining the natural light from the wall to wall windows and door to balcony. The lounge area nestled towards the balcony offers enough space for a generous corner couch or two sofas, the whole open plan living area has oak strip wood flooring. A door leads through to a inner lobby which has door to all rooms, Bedroom one is floodlit from the rear aspect window, fitted mirror door wardrobes, oak strip flooring, and a door leads out to a balcony that connects to the living area. The bathroom is contemporary and has a rainfall shower over bath, concealed cistern WC and bowl wash hand basin, finished with a tiled floor. Bedroom 2 accessible from the inner lobby has built in mirror door wardrobes and oak strip wood flooring.

### Tenure

Leasehold

Lease: 999 years from 1st January 2017

### Ground Rent

£350.00 per annum

### Service Charge

Approximately £2500.00 per annum

### Parking

There are two allocated parking spaces

### Location

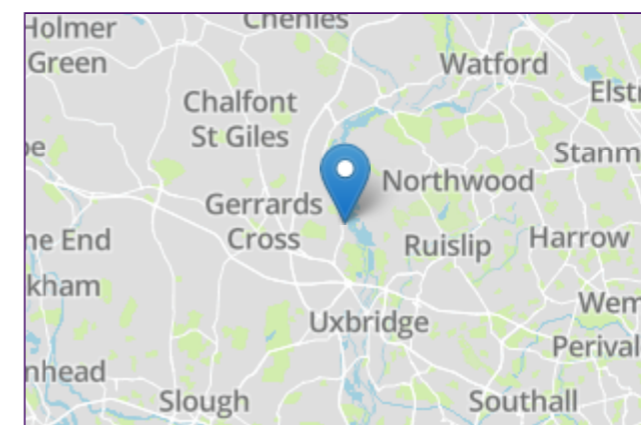
The Denham Film Studios is positioned in a highly desirable location that boasts not only classic village appeal and plenty of green surroundings, but a variety of places to eat and drink along with a local shopping parade. For families, there is an excellent selection of schools within proximity, and the Denham mainline station just a short walk away offers swift access to London Marylebone, Gerrards Cross and High Wycombe. For the motorist, the A40/M40 and M25 are easily accessible, and provide routes to London and the Home Counties.

### Council Tax

Band D (£2,176 p/yr)

### Local Authority

South Bucks



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