

# Ivy House Lane

, HP4 2PP

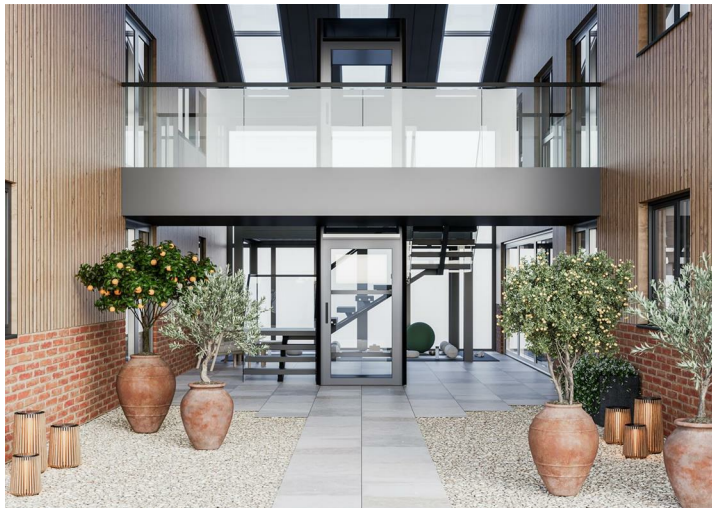


# Ivy House Lane

, HP4 2PP

Guide Price £1,100,000

- Exclusive development of just 5 properties
  - Wonderful views
  - Lift access to first floor
- Balconies to first floor apartments
- Terraces to ground floor apartments



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## Property Features:

- Kitchens: All properties feature Masterclass kitchens in a modern shaker style, with Quartz countertops. Integrated Neff appliances include two single ovens, an 80 cm induction hob with a built-in extractor, a fridge/freezer, a wine fridge, and a dishwasher. A Quooker tap is also installed, providing both boiling and filtered water.
  - Bathrooms: Each bathroom is fitted with Villeroy & Boch sanitary ware, brushed stainless steel taps, porcelain tiles, mirrored cabinets with heated mirrors, and underfloor heating.
  - Heating: Each property has underfloor heating throughout, pressurized hot water cylinders
  - Flooring & Carpets: Common living spaces feature engineered wood flooring, while all bedrooms are carpeted and come with built-in wardrobes in the principal bedroom.
  - EV Charging: Each property is provided with an EV charging point in the parking area.
- Property Breakdown:

## LAST REMAINING UNIT

### Apartment 2 (Approx. 1,638 sq. ft.)

A superb three-bedroom ground-floor apartment featuring an expansive open-plan living space that combines the kitchen and dining areas. The principal bedroom includes a dressing area and an en-suite with both a bath and a separate shower. Two additional double bedrooms come with fitted wardrobes and share a bathroom. A utility room and plant room complete the accommodation.

## Services:

- Private Drainage: Shared treatment system for all five properties
- Mains Electricity
- Heating via mains gas

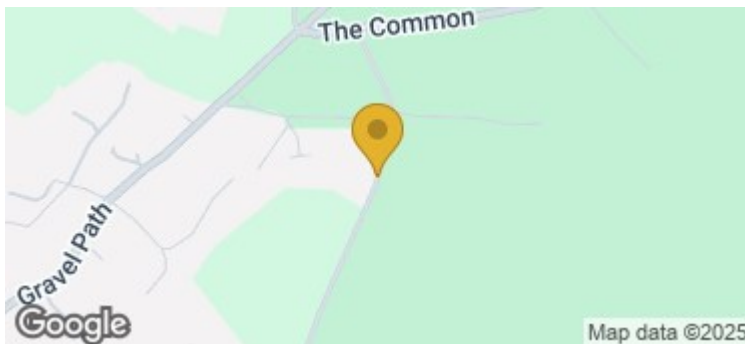
# PLOT 2



Fine & Country Berkhamsted  
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152.27 sqm / 1638 sq.ft



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>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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