



**A CONTEMPORARY THREE BEDROOM TRIPLEX FLAT ADJACENT TO ALL AMENITIES  
WITHIN THE MOOR PARK ESTATE**

26 Penn House, Moor Park, Northwood, Hertfordshire, HA6 2HH



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**THREE BEDROOMS • TWO BATHROOMS •  
OPEN-PLAN KITCHEN/DINER/LIVING ROOM •  
THREE FLOORS • WOOD FLOORS  
THROUGHOUT • BALCONY • MOOR PARK  
ESTATE • GARAGE IN BLOCK**

### Description

A spacious three-bedroom duplex apartment offering over 1,800 sq ft of well-designed unique accommodation, just a stones throw from the Metropolitan Line station and local shopping parade.

The property benefits from its own private ground-floor entrance, with stairs leading to the first floor. This level features flexible open-plan living space, including a modern fitted kitchen with island, space for dining, and a bright living area.

The second floor comprises three well-proportioned bedrooms with high-vaulted ceilings and there is a contemporary family bathroom. The main bedroom enjoys the added benefit of an en-suite shower room and fitted wardrobes.





The top (third) floor provides quirky versatile additional space, ideal for use as a home office, gym, playroom, or extra living area.

Further benefits include a garage located in the residents parking block.

### **Location**

Main Avenue forms part of the 294 acres of the Moor Park Private Gated Estate, bordering Middlesex and Hertfordshire, surrounded by rolling countryside and two championship golf courses. The property is conveniently located and being within walking distance for Moor Park shops, restaurants and the Metropolitan Line train station. Northwood and Rickmansworth town centres are also accessible and offer a wide range of shops and restaurants. The local area is well served for state and private schools, which includes Merchant Taylors' Junior and Senior Schools, which are both on the estate. Leisure facilities include five golf courses, cricket and football clubs as well as fitness centres. Major motorways and airports are also within reach.

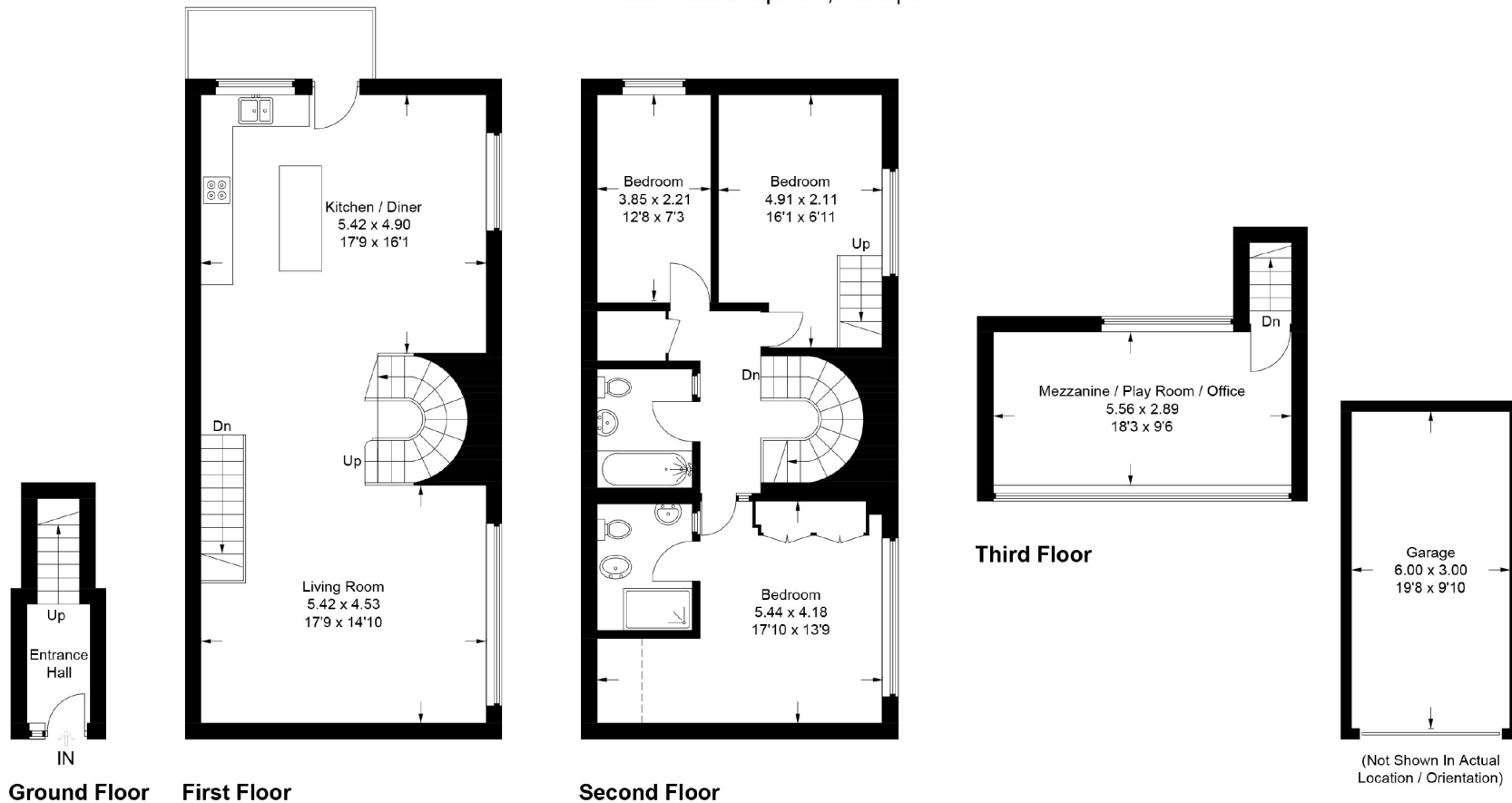
### **Additional Information**

Tenure: Share of Freehold  
Lease Length: 999 years from 1963  
Service Charge: £230 per month (2,760 p/a)  
Local Authority: Three Rivers  
Council Tax Band: G  
Energy Efficiency Rating: D

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 820622.



Approximate Gross Internal Area  
 Ground Floor = 4.4 sq m / 47 sq ft  
 First Floor = 64.4 sq m / 693 sq ft  
 Second Floor = 64.3 sq m / 692 sq ft  
 Third Floor = 17.7 sq m / 190 sq ft  
 Garage = 18.0 sq m / 194 sq ft  
 Total = 168.8 sq m / 1,816 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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