

# RIVERHOMES

Thames Crescent  
Chiswick W4

£1,000,000  
Leasehold



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West London Branch  
28 Thames Road  
London  
W4 3RJ

020 8995 0500  
www.riverhomes.co.uk

A spectacular and rarely available ground floor apartment affording views of the River Thames within this exclusive gated waterside development. The light and airy accommodation briefly comprises of a double aspect south-facing reception room with lovely open river views and direct access to the deceptively large private garden. Furthermore a well appointed fitted kitchen, master bedroom with en-suite shower room and vast built in wardrobes, second double bedroom, modern bathroom and hallway with excellent storage. Further benefits include a secure allocated parking space and ample overflowing parking for visitors. Thames Crescent is ideally located for the leisure activities along this attractive stretch of the river. Chiswick National Rail and Turnham Green District Line Underground are the closest stations and for the motorist the A4 / M4 is close at hand.

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hounslow
<b>Internal area:</b>	962 sq. ft. / 89 sq. m.
<b>Lease length:</b>	100 years remaining approx.
<b>Service charge:</b>	£3,922 per annum approx.
<b>Ground rent:</b>	£530 per annum approx.

