

RIVERHOMES

Gwynne Close
Chiswick W4

£1,195,000
Share of Freehold



RIVERHOMES

West London Branch
28 Thames Road
London
W4 3RJ

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www.riverhomes.co.uk

A rare opportunity to purchase this spectacular 2 bedroom, 2 bathroom duplex penthouse apartment on Chiswick riverside with no onward chain. With breath-taking panoramic views overlooking the River Thames from Barnes riverside to Hammersmith embankment from its two terraces. The property, which benefits from a large garage, is situated on the 2nd and 3rd floors and is accessed by lift to the front door. On the 2nd floor the property has a fitted kitchen, a large south-facing living room with terrace, a second bedroom/study and a bathroom. The 3rd floor comprises the master bedroom with en suite bathroom and terrace. The local amenities of Chiswick, Barnes and Hammersmith are a short walk away. Lease is 999 years from 1 January 1995.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Hounslow
Internal area:	1,303 sq. ft. / 121 sq. m.
No. of bedrooms:	2
Tax Band:	G
Service charge:	Approx. £4,000 per annum
Ground rent:	£100 per annum

