

RIVERHOMES

West London Branch 28 Thames Road London W4 3RJ 020 8995 0500 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+	Α				
81-91	В				
69-80	С			79 C	79 C
55-68	1	D			
39-54		Е			
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











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