

RIVERHOMES

Thames Crescent
Chiswick W4

£900,000
Leasehold



Thames Crescent Chiswick W4

Perched on the top floor of Thames Crescent, this elegant apartment unfolds with a refined sense of space and light, its private balcony framing uninterrupted views of the river. A generously proportioned dual-aspect reception room extends onto the balcony through French doors, inviting the outdoors in. The sleek and fully integrated kitchen is designed around a central breakfast bar, creating a convivial space for dining and entertaining. The principal bedroom is a serene retreat, complete with bespoke fitted wardrobes and an en suite bathroom, while a second, spacious double bedroom offers

ample storage. A further shower room completes the accommodation. Securely positioned behind gated access, the apartment benefits from an allocated off-street parking space, with additional visitor parking available. Ideally located along this picturesque stretch of the Thames, the setting offers a balance of riverside tranquillity and easy access to the amenities of Chiswick. Excellent transport links via Chiswick National Rail, Turnham Green Underground (District Line), and the nearby A4/M4 ensure swift connections into and out of the city.

KEY FEATURES

Two bedroom apartment

Two bathrooms

Dual-aspect reception

Balcony

Integrated kitchen with breakfast bar

Fitted wardrobes in both bedrooms

Secure allocated parking space

Additional secure visitor parking

Easy access to local amenities

Excellent transport links

Council tax band G

EPC rating C





ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 c | 78 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

KEY INFORMATION

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|-------------------|--------------------------------|
| Local authority: | London Borough of Hounslow |
| Internal area: | 988 sq. ft. / 91.79 sq. m. |
| Tenure: | Leasehold – 95 years remaining |
| Service charge: | £6,110 per annum approx. |
| Ground rent: | £650 per annum approx. |
| Council tax band: | G |
| No. of bedrooms: | 2 |

THAMES CRESCENT, CHISWICK W4

