

# RIVERHOMES

Russell Close  
Chiswick W4

Guide price £899,950  
Share of Freehold



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West London Branch  
28 Thames Road  
London  
W4 3RJ

020 8995 0500  
www.riverhomes.co.uk

A fantastic opportunity to acquire this superb, two double bedroom apartment with riverside balcony and views, in the sought after Corney Reach development. The apartment is ideally located within this secure, gated development and consists of a spacious, double aspect reception room with a sliding patio door to a private balcony and panoramic river views, a bright fitted kitchen, master bedroom with en suite shower room, second double bedroom and a further shower room. The property also benefits from a private parking space and large garage. Russell Close is positioned within Corney Reach and offers the ultimate in river lifestyle living as well as easy transport links with the A4 / M4 for the motorist and Chiswick National Rail station (into London Waterloo) within walking distance. Early viewing is recommended.

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	80   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>	812 sq. ft. / 75 sq. m.
<b>Lease length:</b>	973 years approx.
<b>Service Charge:</b>	£4,112 approx. per annum

