RIVER**HOMES<u>2</u>**

Regatta Point Brentford TW8



river**homes<u>2</u>**

West London Branch 28 Thames Road London W4 3RJ 020 8995 0500 www.riverhomes.co.uk

A stunning, light and airy one bedroom apartment on 748 sq. ft. on the second floor of this prestigious waterside development Regatta Point, offered to the market with no onward chain. The property offers a unique layout of spacious proportions with the ability to re-configure as required due to the original shell construction. A south-facing reception room with sliding doors onto a private balcony with lovely views of the River Thames and communal gardens, contemporary open plan kitchen, master bedroom with its own private south-facing balcony and walk-in wardrobe leading to the en suite wet room, separate cloakroom, utility room and a generous hallway. The apartment also benefits from being wheelchair accessible, one secure allocated parking space, daily concierge service, residents' gym, sauna, steam room and communal gardens.

ENERGY PERFORMANCE CERTIFICATE



KEY INFORMATION	
Local authority:	London Borough of Hounslow
Internal area:	748 sq. ft. / 69.57 sq. m.
Council tax band:	F
Lease length:	973 years approx
Service charge:	£4,090.00 per annum approx.







World Waterside Ltd trading as riverhomes for themselves and its clients give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. 2: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and any services, equipment or facilities have not been tested. 4: Lease details, service charges, ground rent (where applicable) and council tax are give as guide only and serviculars. If you require clarification of any points please contained within these particulars. If you require clarification of any points please contact us.