



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

