

# RIVERHOMES

Point Wharf Lane  
Brentford TW8

£400,000  
Leasehold



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West London Branch  
28 Thames Road  
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This well presented and tranquil first floor apartment has glorious views over the River Thames towards Kew Gardens from the property and the private balcony. Situated on the edge of the prestigious Ferry Quays waterside community, the apartment faces south with sweeping views downstream. The block is newly refurbished and is surrounded by landscaped gardens. Occupying probably one of the prime positions in this riverside development, this unique apartment is flooded with light from floor to ceiling windows. Calm and peaceful, with no passing traffic, the movement of boats and wildfowl can be quietly enjoyed. A fully fitted kitchen has all modern appliances. The master bedroom is airy with an en suite bathroom, a second double bedroom, a separate bathroom and excellent storage facilities. An allocated underground parking space is conveniently close to the lift lobby. The development has a concierge and restaurants on site. Brentford National Rail Station is an easy walk and the A4 / M4 is a few minutes' drive away. Offered to the market with no onward chain. EPC rating B. Council tax band E.

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hounslow
<b>Internal area:</b>	772 sq. ft. / 71.72 sq. m.
<b>Lease length:</b>	102 years remaining approx.
<b>Ground rent:</b>	£225 per annum approx.
<b>Service charge:</b>	£5,197.00 per annum approx.
<b>Estate management:</b>	£1,037 per annum approx.
<b>Car park charge:</b>	£599.40 per annum approx.

