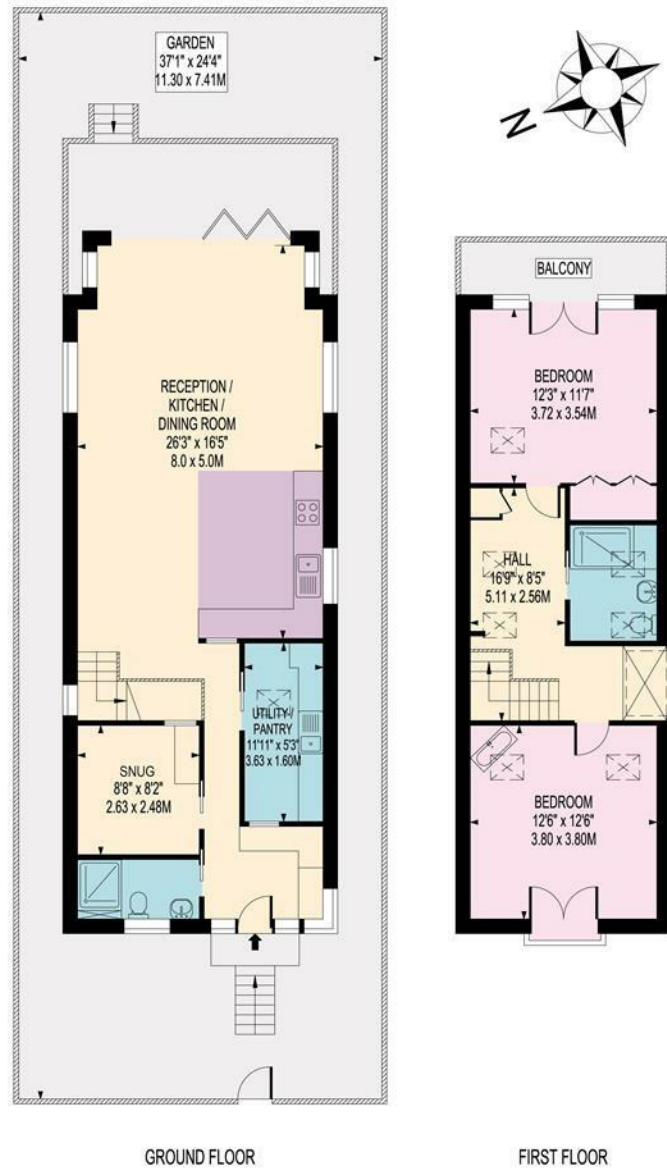


THE BOTHY

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1235 SQ FT- 114.70 SQ M



FOR ILLUSTRATION PURPOSES ONLY
 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.



River Ash Estate, Shepperton, TW17 8NG
 TO RENT £3,750 PCMPCM

95 High Street Wimbledon SW19
 020 8016 9700
 wvlettings@fullergilbert.co.uk

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 & Company Est. 2001

www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7
 020 7581 0154
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for Sale

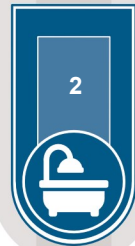
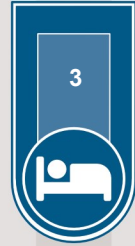
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

The River Ash Estate is set on the River Thames in Shepperton, and has direct river access with exceptional river views.



THE PROPERTY

An exceptionally unique 2/3 bedroom new build eco home (EPC B) overlooking the River Thames located on a private road in Shepperton. The property benefits from Private mooring (separate rental applies) off street gated parking, Lutron system, Air conditioning, Quooker boiling water tap, Air source heat pump, Heat exchanger (MVHR), Solar panels, utility room and home office/3rd bedroom. Exceptionally well presented Kitchen Diner and beautifully presented

Balcony to master bedroom overlooking the Thames.

Beautifully presented garden with direct access to the the private mooring.

Early viewing highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	