

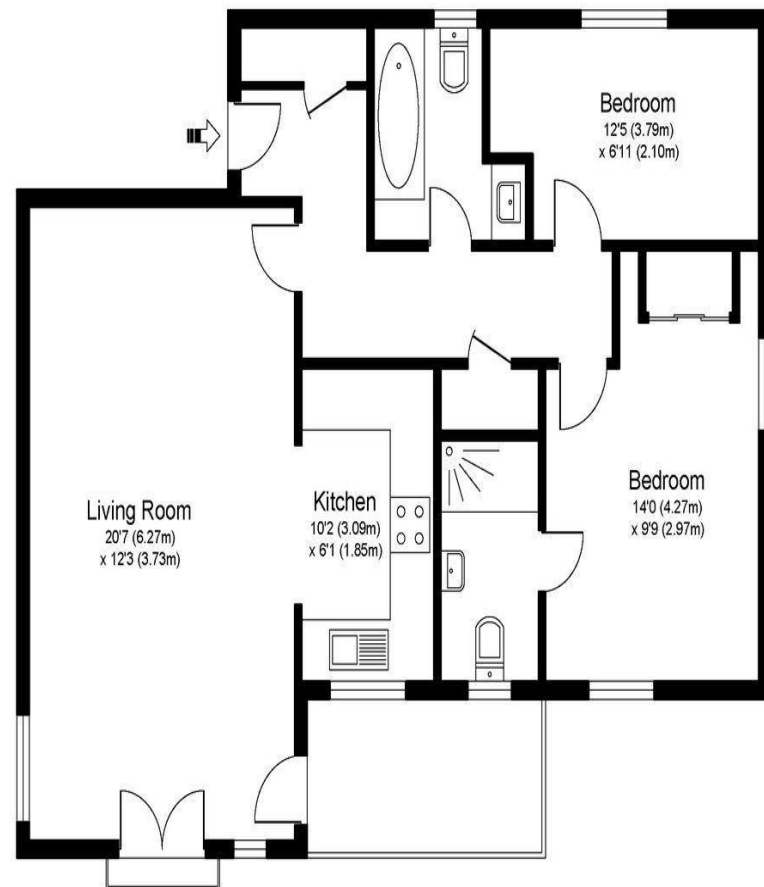


42 Swan Walk, Shepperton, TW17 8LY

£2750pcm + Initial deposit



SWAN WALK, SHEPPERTON, TW17



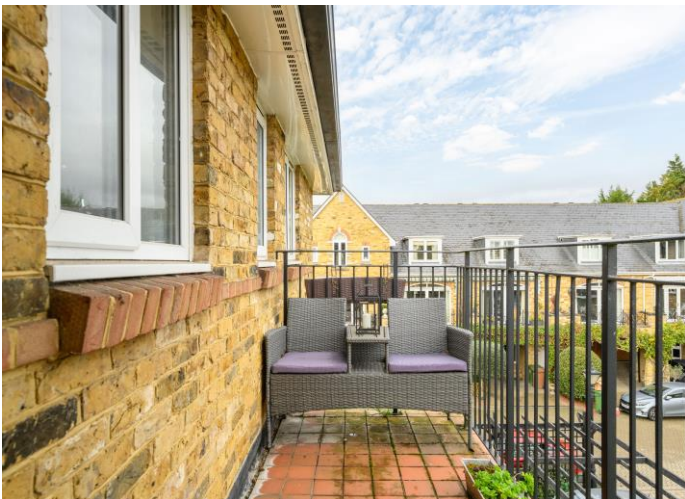
SECOND FLOOR

Approximate Gross Internal Floor Area: 67 m sq / 725 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

*****ALL BILLS INCLUDED – OFFERED ON A SHORT TERM OR LONGER-TERM BASIS*****

A two-bedroom 2nd floor flat which is situated in an exclusive gated riverside development, offering beautiful views of the River Thames. Swan Walk was built in the mid-late 1990's by Crest Homes and has become an incredibly popular development due to its beautiful position and outlooks, but also how convenient it is for both Walton town centre and Shepperton high street. You are also within a close commute of Shepperton Studio's. There is a lovely communal riverside garden for residents to use, and the flat also comes with an allocated parking space (plus visitor spaces) and has a secure entry system. The flat is situated on the 2nd floor giving lots of natural light throughout. The living room is a lovely size and gives river views, with the modern kitchen and balcony set off it. Both bedrooms are doubles and the main benefits from an en-suite shower. There is also a family bathroom and storage cupboards. Available now and fully furnished to a high standard. EPC Rating C.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.