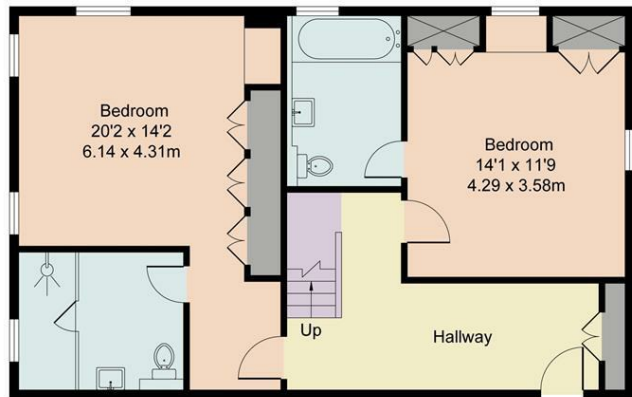


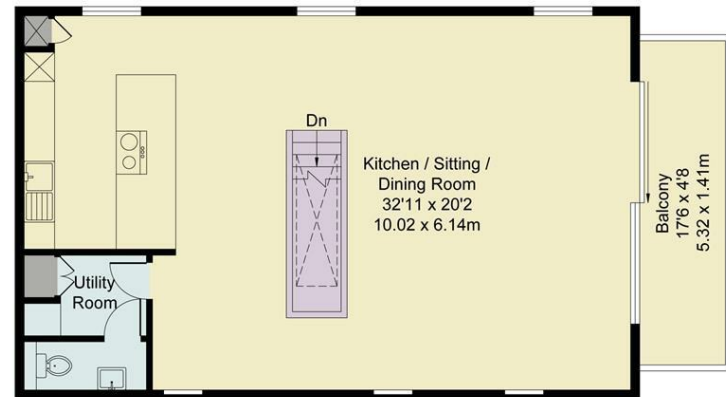


**Queens Street**

Approximate Gross Internal Area 122.44 sq m / 1317.92 sq ft  
 Ground Floor Area 61.22 sq m / 658.96 sq ft  
 First Floor Area 61.22 sq m / 658.96 sq ft

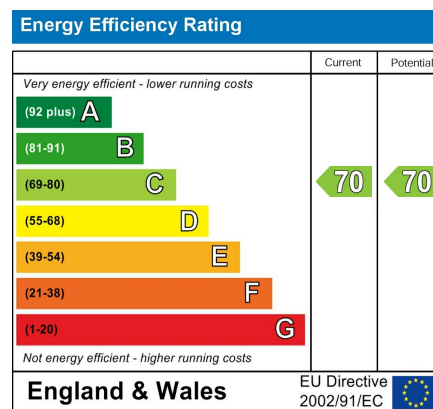


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



**Guide Price**  
**£945,000**

**Queen Street**

A newly converted 2 bedroom town house in central Henley, with parking.

- Henley Town Centre
- Newly converted Mews Town House
- 2 Double bedrooms
- 2 ensuite bathrooms
- Seperate utility
- Private Balcony
- Allocated Parking
- EV Charger
- 10 year building warranty
- Moments from the River Thames and station

**2 bedroom Mews House in Henley Town Centre**

- 📍 Henley Town Centre
- 📍 Marlow 7.5 miles
- 📍 Reading 8 miles
- 📍 M4 (J8/9) 10 miles
- 📍 London 36 miles
- ✈️ Heathrow 22 miles





## Victoria Mews

Victoria Mews is a newly converted and exclusive development of just three stylish town houses arranged around a gated courtyard in the heart of Henley-on-Thames.

No 1 Victoria Mews is laid out over two floors and finished to an exemplary standard. This property has been carefully converted to retain some of the original detail and combine with contemporary styling to create a light bright and spacious interior. There is underfloor heating throughout the ground floor, solid oak floor on the first floor and a luxurious kitchen with high quality integrated appliances by Siemens.

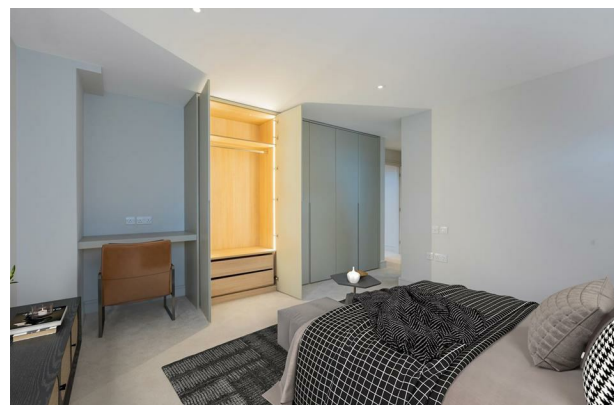
On the ground floor there are 2 double bedrooms, both with ensembles and fitted wardrobes with LED lighting, off a tiled hallway. The first floor comprises a utility, cloakroom and an impressive open plan living space that is perfect for entertaining, with a large roof lantern providing an abundance of natural light and sliding glass doors leading to the balcony.

Outside the property there is an allocated parking space with an EV charging point.

The property benefits from a 10 Year Building Warranty.

## Situation

Henley-on-Thames is an attractive market town situated in beautiful and unspoilt countryside, approximately 36 miles west of Central London. Henley offers a wide range of excellent shopping, prize winning restaurants as well as a 3 screen cinema and theatre. The town is world famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers markets. The prestigious Leander Club, well supported Rugby Club and Phyllis Court (a private members club), are all within walking distance. There are numerous primary and secondary schools as well as Henley College which also offers adult learning facilities. There is golf at Henley and Huntercombe, equestrian centres, racing at nearby Ascot, Windsor and Newbury, and excellent walks beside the river and in the nearby Chiltern Hills.



## Services

All mains services.  
EPC: C  
South Oxfordshire District Council  
Council Tax Band: TBC  
Tenure: 999 year lease with share of freehold

N.B. No onward chain

## Directions

Postcode: RG9 1AR What3Words: ///mural.snow.fewest

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*