



**River Terrace**  
 Approximate Gross Internal Area 75.11 sq m / 808.46 sq ft  
 Ground Floor Area 54.56 sq m / 587.27 sq ft  
 First Floor Area 20.55 sq m / 221.19 sq ft

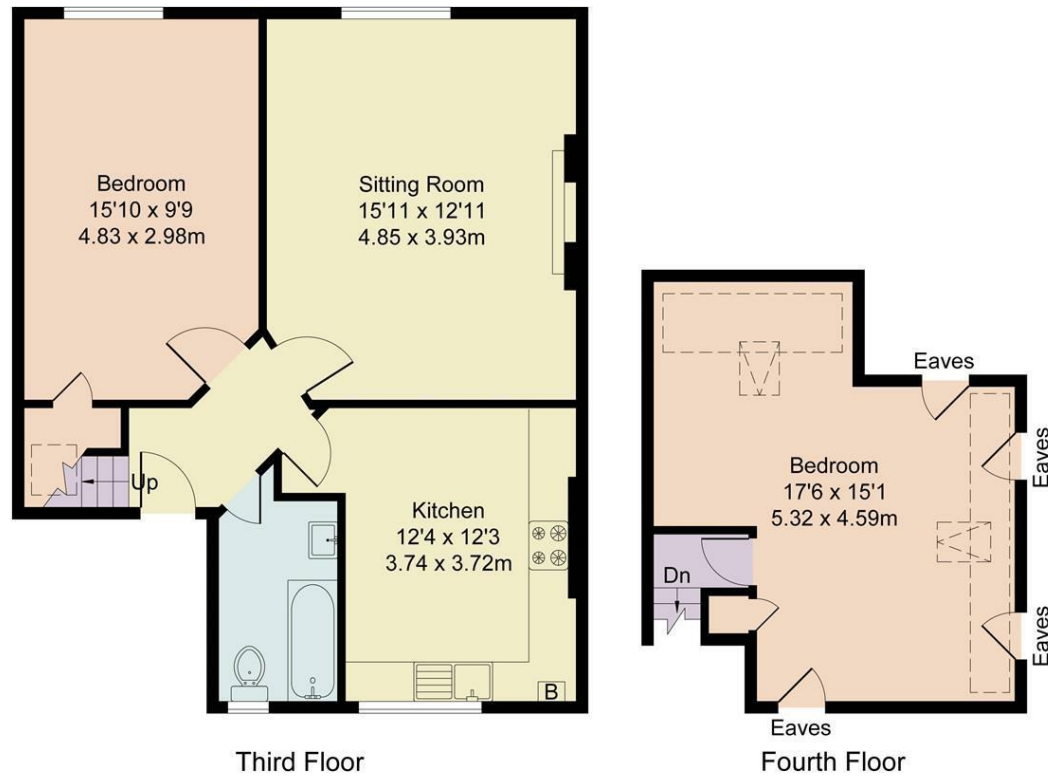


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Guide Price**  
**£495,000**

**River Terrace**

A spacious two bedroom apartment close to Henley town centre, with delightful views of The River Thames.

- Town centre apartment with stunning river views
- 2 double bedrooms
- Spacious reception room
- Fully fitted kitchen
- Communal garden
- Long lease with share of freehold
- EPC: D

A two bedroom duplex apartment overlooking The River Thames

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





## Apartment 5, 6 River Terrace

This spacious top floor duplex apartment is situated in a desirable location next to the river and close to the town centre.

To the front of the property is a delightful communal garden with stunning views along the River Thames, leading to the main entrance of the building.

Stepping through the front door of the apartment, you enter into the hallway. To the front of the property is the bright and spacious sitting room with an open gas fireplace and views along the river, the main bedroom is also located at the front of the property with river views and exposed beams. To the rear of the property is a fully fitted kitchen, with modern appliances, and a family bathroom.

From the hallway, stairs lead up to a second bedroom with exposed beams and eaves storage.

## Situation - Central Henley

River Terrace is situated across from The River Thames in the heart of Henley-on-Thames.

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

Mains services: Electricity / gas / water / drainage.

Council Tax: South Oxfordshire District Council  
Band D

Tenure: Leasehold with share of freehold

150 years lease remaining

Service charge approx. £1200 pa

EPC Rating: D

## Directions

Postcode: RG9 1BG What3Words:///regal.shelters.shelved

## 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.*