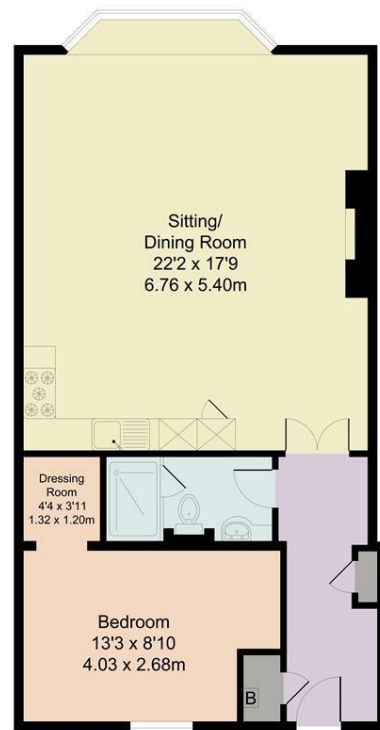




**Thameside**  
Approximate Gross Internal Area 58.37 sq m / 628.28 sq ft



First Floor

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		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Guide Price**  
**£1,100,000**

**Thameside**

With outstanding views across the River Thames and down the Royal Regatta course, an immaculate first floor apartment with secure underground parking.

- Outstanding views of River Thames
- Immaculately presented
- Open plan
- First floor with private entrance
- Secure gated nderground parking
- Lock-up-and-leave
- Share of Freehold
- Chain free

**Fabulous River Views**

- Henley town centre
- Marlow 8 miles
- Reading 8 miles
- M4 (J8/9) 11 miles
- London 37 miles
- Heathrow Airport 22 miles







## 24a Thameside

This beautifully presented apartment was converted from the Little White Hart Hotel in 2005. With one of the best locations in Henley, there are panoramic views of the river, bridge and the Regatta course.

The cobbled, gated entrance, provides access to a pretty communal courtyard area which leads to the private open stairs to the first floor and front door. Off the hallway, there is a superbly appointed double bedroom with shuttered window and walk-in closet. There is a smart shower room and various storage cupboards in the hallway. The main reception room has an open-plan kitchen with an excellent range of fitted cabinets, polished granite work surfaces, built-in "Miele" appliances including oven, microwave, hob, extractor fan, dishwasher and fridge/freezer. There is a polished oak floor and a window seat fitted into the bay window, from which to enjoy the superb views.

Built-in bookshelves give further storage and this wonderful bijou apartment would make a great lock-up-and-leave or pied-à-terre.

## Outside

There are two seating areas on the stairs landing up to the apartment. A lockable storage unit is located on the ground floor. The parking space is situated about 400 yards away in the secure underground gated car park in Old Brewery Lane and there is additional residential and metered parking on Thameside.

## Services

1/4 Share of freehold, Leasehold 199 years from 2006  
 Service charge: £1,469 per annum (paid quarterly)  
 Service charge for parking space £382.92 per annum (paid quarterly)  
 EPC Rating: D  
 South Oxfordshire District Council, Tax Band E.

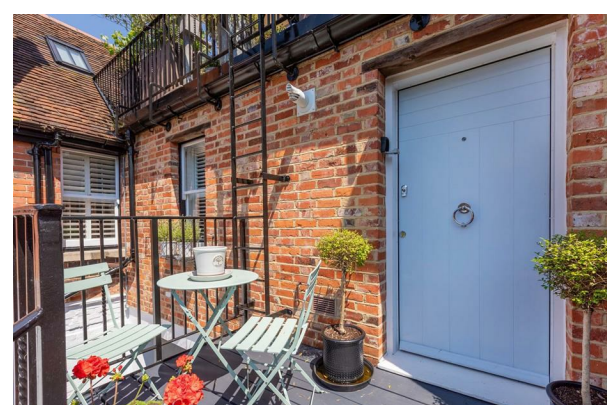


## Directions

Post Code: RG9 2LJ What3Words: ///baseless.rocky.geology

## 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.*