



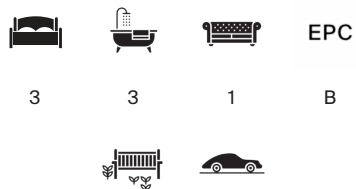
40 PERPETUAL HOUSE, STATION ROAD

HENLEY-ON-THAMES, RG9



A TOP FLOOR APARTMENT WITH WONDERFUL VIEWS

Perpetual House is an impressive three bedroom apartment located in a highly desirable development, just moments from the River Thames and Henley station.



Local Authority: South Oxfordshire District Council

Council Tax band: F

Tenure: Leasehold - 999 years from 1 December 2009

Services: All mains services

The property has a chain-free status.

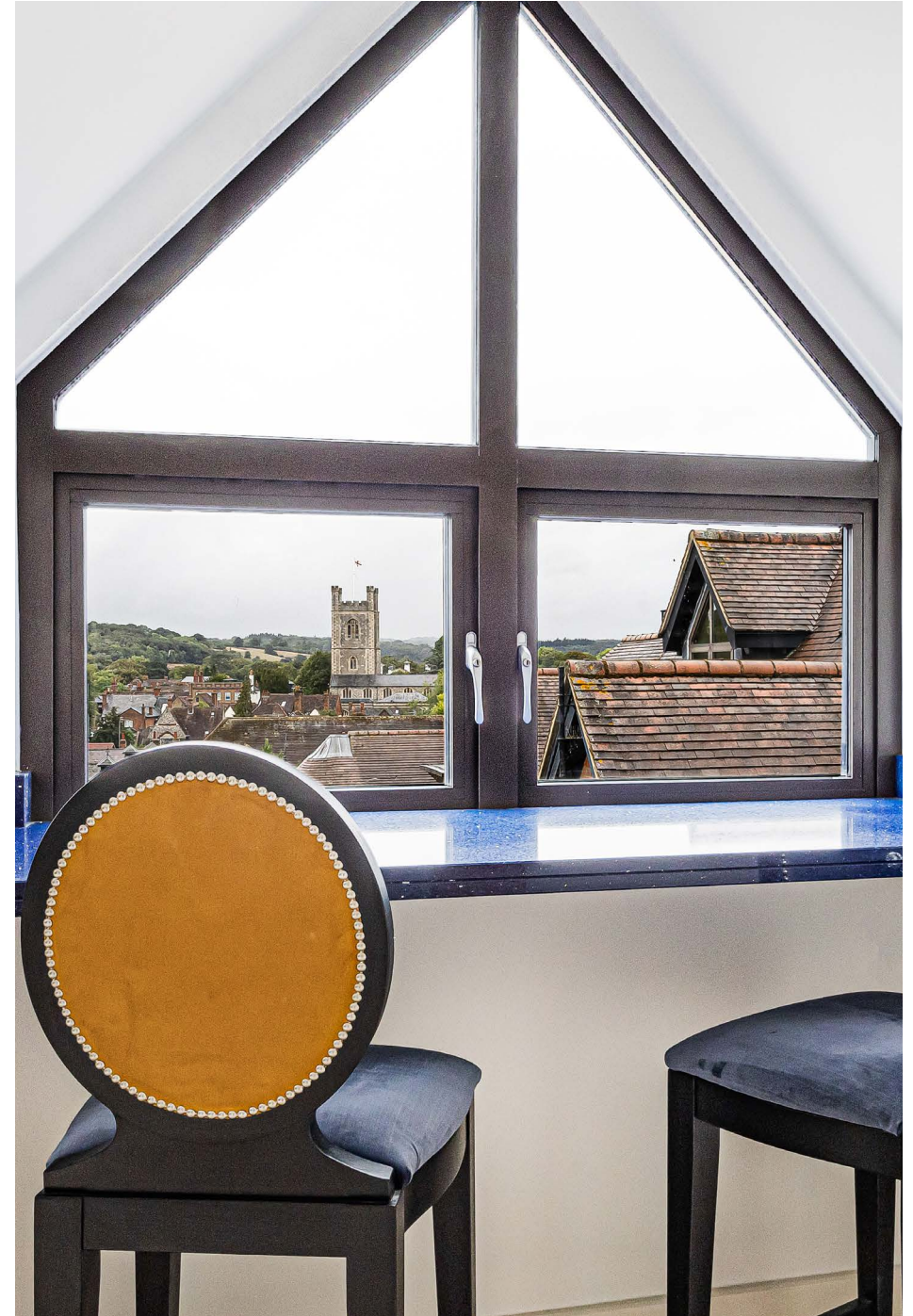
Guide price: £825,000



40 PERPETUAL HOUSE

This exceptional three-bedroom top floor apartment offers an impressive 1370 sq ft of thoughtfully designed living space. The apartment is reached via an impressive communal entrance hall with a lift and a sweeping staircase.

From the hallway, double doors open into a spacious open plan living/dining room which seamlessly connects to a well appointed kitchen, making it ideal for entertaining. A breakfast bar looks out over panoramic views of the town. The kitchen features an extensive range of modern fitted white gloss storage units with a range of quality integrated appliances.







PROPERTY (CONTINUED)

The spacious principal bedroom includes built-in wardrobes and an en suite bathroom with a large walk-in shower. The second bedroom has bespoke storage and an en-suite bathroom, a third bedroom and a family bathroom completes the accommodation.

COMMUNAL GARDENS AND PARKING

Access to parking is through a private gated entrance, which leads to two allocated underground parking spaces conveniently located next to each other.

The development also includes well-established communal gardens with several seating areas for the residents use. One storage unit is also available on the lower ground floor for extra items.

Some images in this brochure are computer-generated artist impressions and are intended for illustrative purposes only.



SITUATION

Conveniently situated in a desirable location in the heart of Henley. This property sits within walking distance to the railway station, a wide range of excellent shopping, prize-winning restaurants and a three-screen cinema.

There is also an abundance of recreational facilities available which include golf, rowing and sailing. The commuter is well provided for via the M4/M40 giving access to London, Heathrow Airport, West Country and the Midlands. Henley train station has direct links to London Paddington (via Twyford 35 minutes), as well as the Elizabeth Line.

The town is world famous for the annual Henley Royal Regatta and hosts the Henley Music Festival, Henley Literary Festival amongst many other events throughout the year. The prestigious Leander Club and Phyllis Court, a private members club, are nearby. There are also a variety of schools, educational and leisure facilities found in nearby towns of Reading, Oxford and Marlow.

The Chiltern Hills have many charming villages and offers excellent walking and country pursuits.



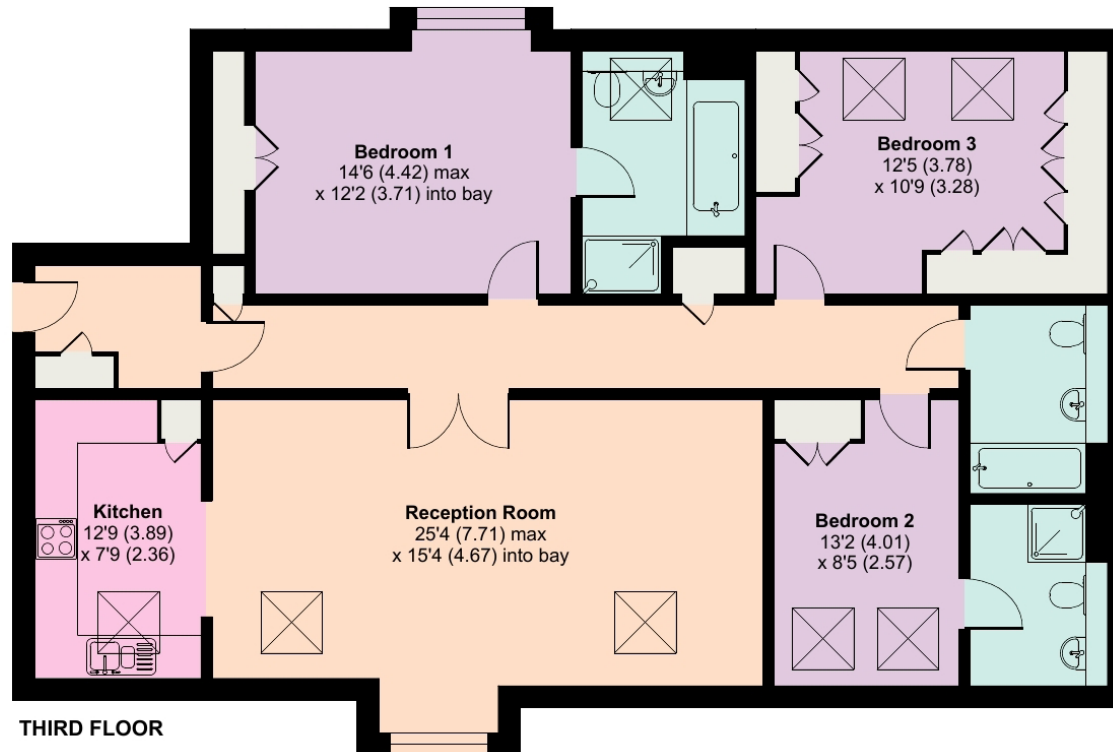




Station Road, Henley-on-Thames

Approximate Area = 1370 sq ft / 127.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2025. Produced for Knight Frank LLP. REF: 1307216

(Including Basement / Loft Room)
Approximate Gross Internal Area = 127.3 sq m / 1370 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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