



## Lower Square Isleworth TW17

An architect designed, beautifully modernised riverside apartment offering 1,095 sq. ft. of refined, light filled living with uninterrupted views across the Thames towards Old Deer Park. Set within a secure gated development in the heart of historic Old Isleworth, this two double bedroom home has been thoughtfully crafted to combine contemporary design with calm, waterside living. At its heart is a bespoke open plan kitchen and reception space, ideal for both entertaining and everyday life, flowing seamlessly onto a private

balcony where you can enjoy morning coffee or evening drinks overlooking the river.

The principal bedroom features built in wardrobes and a sleek en suite shower room, while the second double bedroom also benefits from fitted storage and is served by a stylish family bathroom. Engineered wood flooring runs throughout, enhancing the sense of quality and cohesion, while two secure off street parking spaces and access to beautifully maintained communal riverside gardens add further practicality and appeal.

### KEY FEATURES

**2 bedrooms**

**2 bathrooms**

**Private balcony with direct river views**

**Master bedroom with en suite shower room**

**Engineered wood floor**

**Two secure off-street parking spaces**

**Communal riverside gardens**

**Transport links via Isleworth Overground Station**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hounslow
<b>Internal area:</b>	934 sq. ft. / 86.84 sq. m.
<b>No. of bedrooms:</b>	2
<b>Council tax band:</b>	F - £3,012.85 per annum approx.
<b>Lease length:</b>	974 rears remaining approx.
<b>Service charge:</b>	£2,983.50 per annum approx.

