



# For Sale

## Apartment

Kew Bridge Road | London | W4

Offers Around **£475,000** | Leasehold

1 Reception | 2 Bedroom | 2 Bathroom

- Two Double Bedrooms
- Spacious Lounge
- Ceiling to Floor Windows
- Riverside Living
- Residents Only Gym
- Amazing Views
- Close to all amenities
- Easy Travel Connections
- Private Parking
- Concierge Service

FREEDOM TO MOVE





\*Spacious Two Bedroom, Two Bathroom Apartment with Lovely Views\*

Hawks are proud to bring to the market this spectacularly positioned apartment with gorgeous views from the living space boasting amazing views of the Riverside and surrounding town.

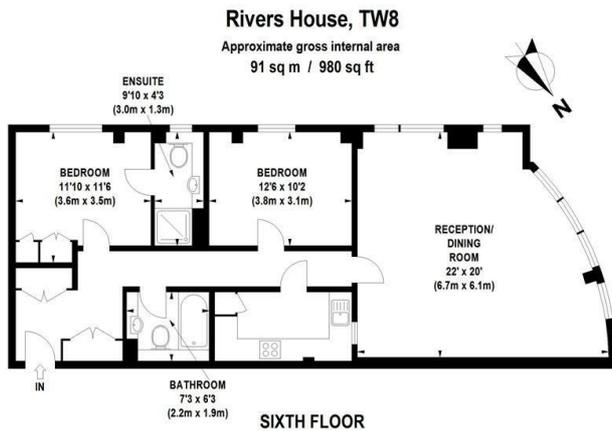
The apartment comprises of two spacious double bedrooms and two bathrooms with one being en-suite in the master bedroom. The kitchen is separate to the living space and has been maintained to a very high standard with modern, high spec appliances.

The development has an on-site gym room, an on-site porter and residential parking.

The apartment is conveniently located between Kew Bridge Station and Gunnersbury Station as well as public transport to include buses directly into Hammersmith, Chiswick, Ealing, Isleworth Richmond, Kew.

The property has been generously priced to sell swiftly.

Please call 0208 5682342 to arrange a viewing.



Floor Plan produced for Martin & Co by Mays Floorplans ©. Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

### Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>81</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>67</b>                  |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



*Hawks*

Hawks  
71 - 73 West Ham Lane, London, E15 4PH  
T: 0203 002 6769  
E: hello@hawksestateagents.com

