

# RIVERHOMES

Point Wharf Lane  
Brentford TW8

OIEO £325,000  
Leasehold



This spectacular split level penthouse apartment has glorious views over the River Thames towards Kew Gardens from the property and the private terrace. Situated on the edge of the prestigious Ferry Quays waterside community, the apartment sits right on the riverbank with sweeping views downstream. A fully fitted kitchen has all modern appliances. The bedroom is airy with an en suite bathroom and a separate office/walk-in wardrobe; a wall of windows provides breath taking views of the River Thames towards Kew Gardens. There is a separate ground floor shower/cloakroom and excellent storage facilities. An allocated underground parking space is conveniently close to the lift lobby. The development has a concierge and restaurants on site. EPC rating C. Council tax band D.

## KEY INFORMATION

**Local authority:** London Borough of Hounslow

**Internal area:** 593 sq. ft. / 55.09 sq. m.

**No. of bedrooms:** 1 (+ 1 study / office)

**Lease length:** 101 years remaining

**Ground rent:** £175.00 per annum approx.

**Service charge:** £3,483.72 per annum approx.

**Car park charge:** £543.66 per annum approx.

**Estate charge:** £848.18 per annum approx.

The image contains two floor plans and three photographs. The top floor plan, labeled 'Second Floor', shows a layout with a 'Bedroom 11'1 x 10'9 (3.38 x 3.28m)' containing an en suite bathroom, a separate '8'8 x 7'0 (2.64 x 2.13m) study/office, and a walk-in wardrobe (labeled 'Dn' and 'B'). The bottom floor plan, labeled 'First Floor', shows a 'Reception Room/ Kitchen 16'8 x 13'6 (5.08 x 4.11m)' with a 'Balcony 17'11 x 4'7 (5.46 x 1.40m) to the left. The plans also show stairs leading up and down between the floors. To the right of the floor plans are three photographs: the top one shows the interior kitchen and dining area with large windows overlooking the river; the middle one shows a view from a room through a glass door onto a balcony; and the bottom one is an exterior view of the apartment building overlooking the River Thames and Kew Gardens.