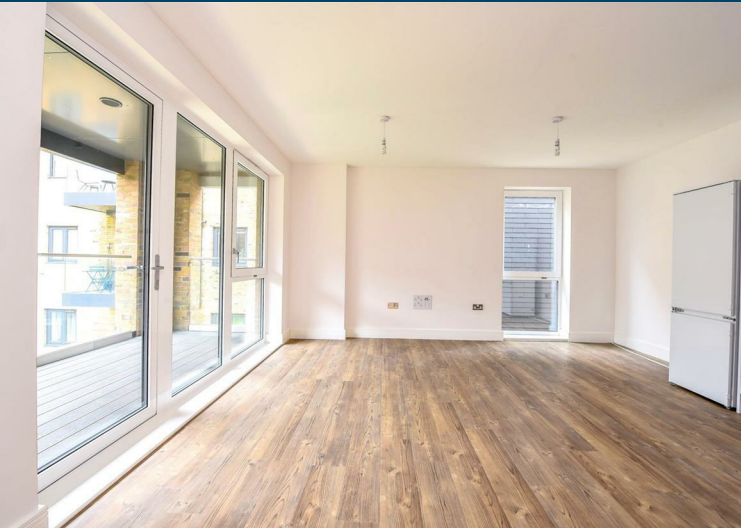


**Lion Wharf Swan
Street
Old Isleworth
TW7 6RJ**

£640,000





- Two bedrooms
- Two balconies. excellent views
- Two underground parking spaces
- Riverside development
- Underfloor heating
- NHBC 10-year warranty
- Modern apartment. New finish

Lion Wharf is a development of luxury new homes in Old Isleworth 0.7 miles from Richmond Green designed to appeal to a wide audience of potential purchasers, such as families and first-time buyers, and buy-to-let investors.

The Sovereign is a two bedroom apartment that features an open-plan kitchen, living and dining area, a modern bathroom and x 2 private balconies with excellent views.

Soft-close units in the kitchen include a selection of integrated appliances, consisting of an oven, ceramic hob, cooker hood, dishwasher and fridge freezer. A freestanding washer dryer is located in the utility cupboard in the hall.

The bedroom benefits from a fitted wardrobe and is carpeted. The bathroom is furnished with white sanitary ware, an over-bath shower, a chrome heated towel rail, a mirrored vanity unit and ceramic tiling to the walls and floor.

Viewings are highly recommended! Please call Chase Buchanan for more information, or to arrange a viewing.

Please note the below information has been supplied by the Vendor and will be further confirmed by solicitors:

Lease 996 years remaining
 Service charge £1.21 per sq ft
 Ground rent £350

For more information or to book a viewing, please contact:

020 8744 2434

stmargarets@chasebuchanan.london



124 St Margarets Road, St Margarets, TW1 2AA

Our community, your home

Energy Efficiency Rating	Current	Desired
Very energy efficient - lower running costs		
31-35 kWh/m ² A		
21-30 kWh/m ² B		
13-20 kWh/m ² C		
9-12 kWh/m ² D		
6-8 kWh/m ² E		
3-5 kWh/m ² F		
1-2 kWh/m ² G		

Environmental Impact (CO ₂) Rating	Current	Desired
Very environmentally friendly - lower CO ₂ emissions		
10-15 g/kWh A		
16-20 g/kWh B		
21-25 g/kWh C		
26-30 g/kWh D		
31-35 g/kWh E		
36-40 g/kWh F		
41-45 g/kWh G		

Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.