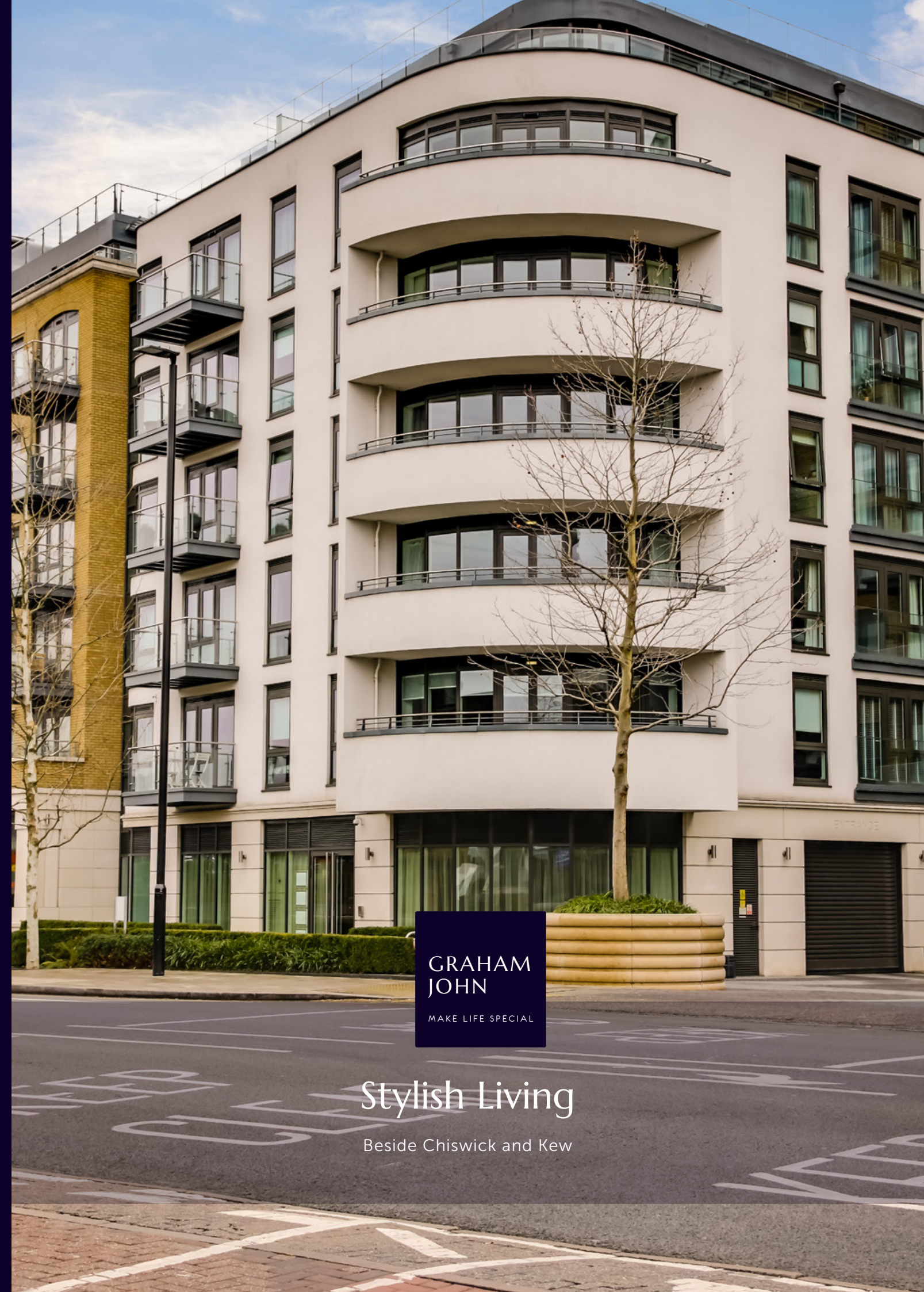


T: +44 (0)1303 474101
M: +44 (0)7875 001499
E: mattride@grahamjohn.com



www.grahamjohn.com



GRAHAM
JOHN
MAKE LIFE SPECIAL

Stylish Living

Beside Chiswick and Kew

A spacious feel

to this
stylish home

The Details

First floor apartment

Balcony

Open plan

2 bedrooms

En suite

Bathroom

Underfloor heating

Air conditioning

Built in Sonos system

Underground Parking

Storage 'shed'

Residents fitness suite

24 hour concierge

Bordering Chiswick and Kew, this apartment offers a wonderful lifestyle with ease of access to so many great places.

Standing on Kew Bridge gazing westwards along the Thames, enjoy a moments pause as you take in all in front of you. Sunlight glints off water as oars break the surface, spin a quarter turn, fly back, turn, dip, enter the water and repeat as crews sweep along the river's surface under the coxswain's watchful eye.

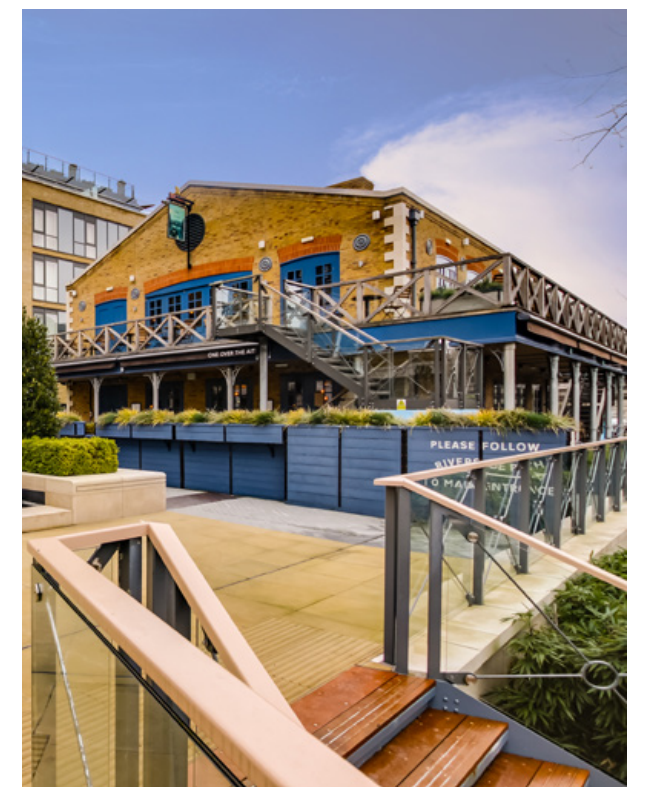
To your right, the north side of the river, stands a riverside development by St George, the company whose projects include One Blackfriars, Filmworks, Chelsea Creek and many others, this development, with apartments ranging up to £3,000,000 in value, caught our client's attention and they bought from new.

'Kew Bridge' is a stylish environment that includes communal grounds with water features, access to the riverside promenade and includes 'One Over The Ait', a converted Victorian warehouse run by Fullers, beside it, 'The Stable', a Pizza, Pie and Cider restaurant. There's a Costa coffee beside the bridge, a Sainsbury's local and Hammonds Butchers and Delicatessan, somewhere your eyes are likely to be larger than your stomach, but then you'll have plenty of opportunity to return and sample different treats. For residents there is private underground parking, a fitness suite and twenty-four-hour concierge.

Chiswick is just down the road and if you continue across the bridge to the south side of the river, you enter Kew Green, in all around thirty acres of Crown Estate beside the Royal Botanic Gardens. As you pause and consider all this, it strikes you what a wonderful place this must be to live.



Across the bridge to Kew Green



On the doorstep

For our clients, there were also other considerations that brought them here. Often travelling overseas for work, this setting, for them, within walking distance of Chiswick headquarters, the convenience of getting into central London, Kew Station moments away, just past the Express Tavern, somewhere our clients enjoy, it has a great garden area they say, all these things were important considerations.

Getting to airports, using buses to Ealing, Brentford, Kingston, Richmond and Hammersmith, it all seems so easy and ultimately you return to this lovely spot by the river.

This first floor apartment welcomes you in, offers a surprising amount of storage and is finished to a level that reassures. Music accompanies you via the in built Sonos system. Underfloor heating and air conditioning ensure life is comfortable throughout the year.

The open plan living room and kitchen area is full of glass pulling light in from the balcony area that sweeps in a gentle curve around you. Gazing out you look toward the Water and Steam Museum amongst other things. Hallway cupboards take coats and shoes, provide space to keep those items often left laying around in other homes. Bedrooms have wardrobes already and the master room enjoys a stylish ensuite. You'll also appreciate the main bathroom design, storage and convenience of daily life considered.

We've mentioned the private underground parking already, there are two spaces for this apartment and also there you will find a secure bike store. There is, in addition, a store room to use.

This is a stylish development, well thought out, the facilities you look for are at hand and the walks you can do, the times you can enjoy, it's all really rather special, something that will be highlighted as you step out to see the sun begin to set over the Thames, lights along the river come on and the scene makes a magical change.

This home is available for viewing by appointment through Graham John Estate Agents.

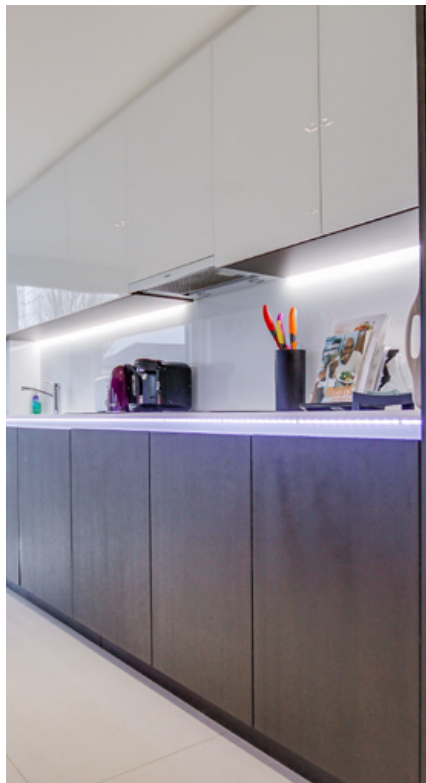
+44 (0)1303 474101

Email: property@grahamjohn.com

www.grahamjohn.com

A lovely open plan layout makes daily life and time with guests special





Little touches make homes special and there are plenty of subtle things we loved as soon as we entered this home, lines of sight, the layout, it all works so well.

There is an air of style to the whole development and once inside this apartment you feel at home instantly. Bathroom and ensuite exude elegance, the storage is a real asset, something that can never be under appreciated and there is plenty of it here. Everything seems to make life here very simple to enjoy.

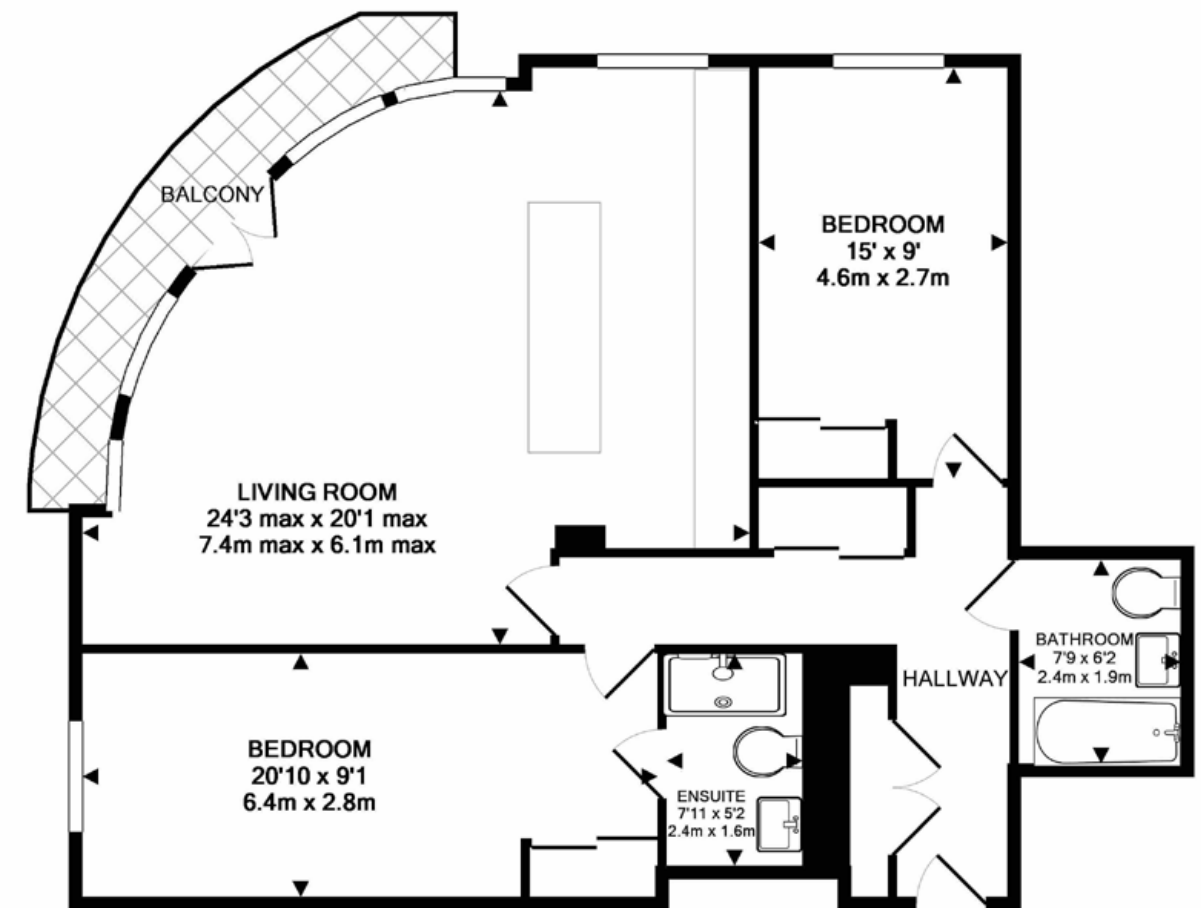




Secure parking and storage

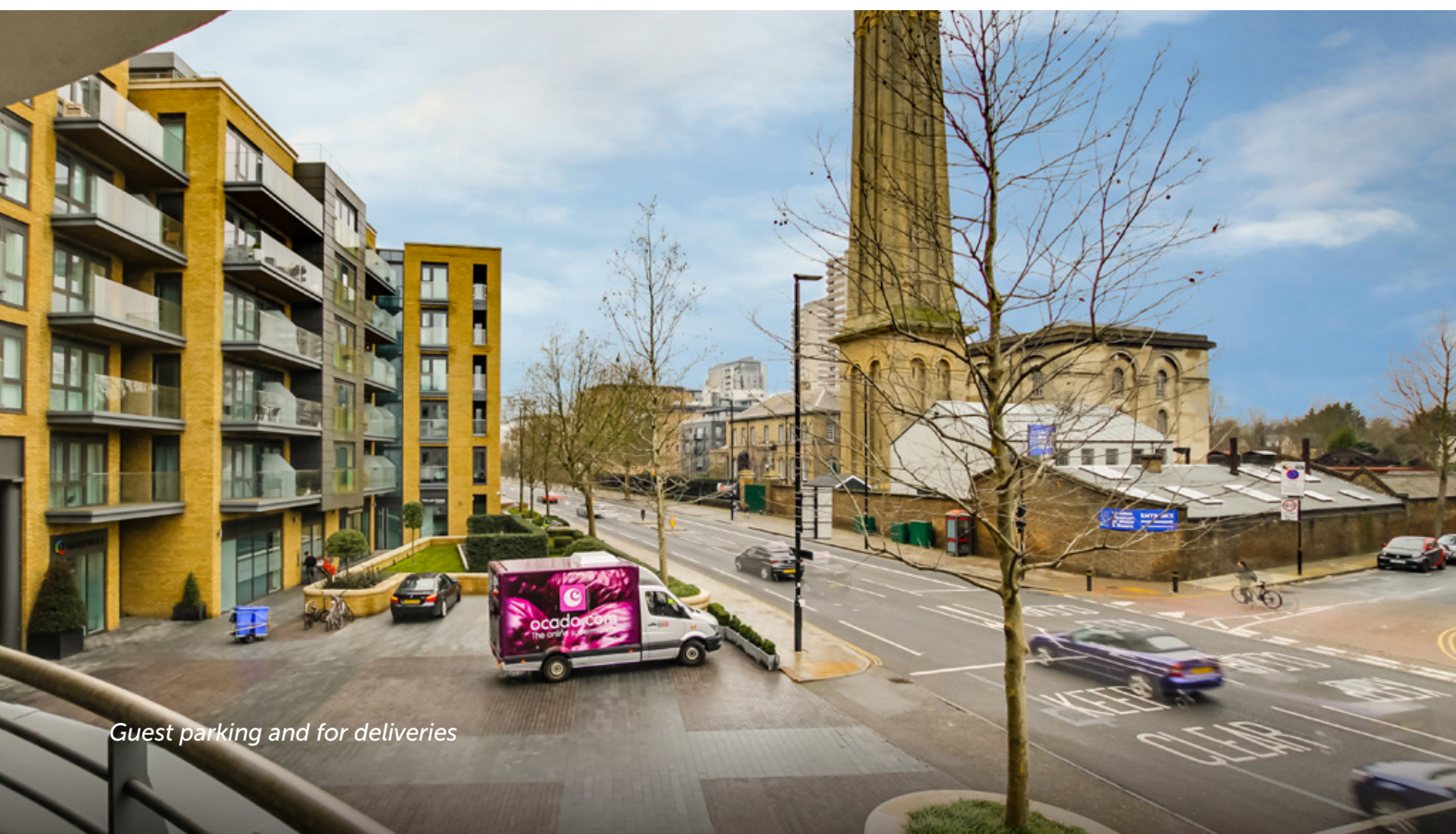
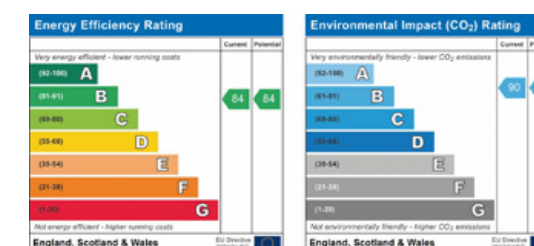


the main reception area



TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019



Guest parking and for deliveries

Important notice. Graham John and their clients give notice that 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Graham John have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



The development is designed as a complete environment



A gym for residents is one of the features that adds to the enjoyment of being here, use of it is not compulsory!



It is so easy to keep talking about how wonderful life is here, you somehow seem to get the best of everything, beautiful Kew Green across the bridge, Chiswick a walk away too,



riverside walks, local butcher, restaurant and pubs, train station, it all makes for a fabulous proposition and a home that will make life in London very pleasurable. ■

Dusk brings a magical change to this area and highlights why people are drawn to this spot and this development.