

THE BOTHY

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1235 SQ FT- 114.70 SQ M



FOR ILLUSTRATION PURPOSES ONLY
 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

River Ash Estate, Shepperton, TW17 8NG

TO RENT £3,750 PCMPCM



95 High Street Wimbledon SW19
 020 8016 9700
 wvlettings@fullergilbert.co.uk

Fuller Gilbert
 & Company Est. 2001

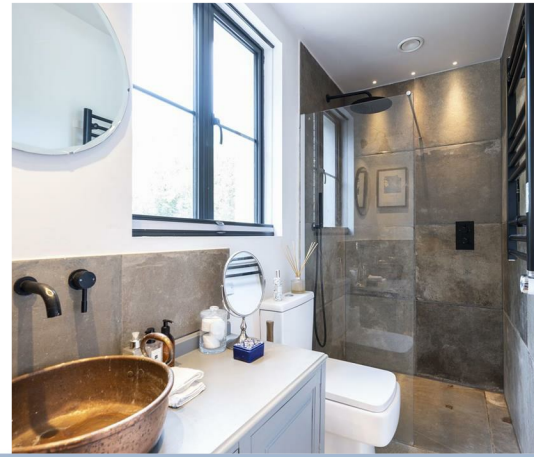
www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7
 020 7581 0154
 sklettings@fullergilbert.co.uk

for Sale

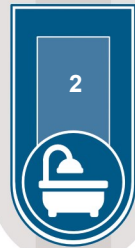
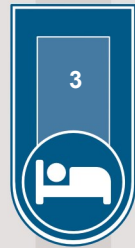
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THE LOCATION

The River Ash Estate is set on the River Thames in Shepperton, and has direct river access with exceptional river views.



THE PROPERTY

An exceptionally unique 2/3 bedroom new build eco home (EPC B) overlooking the River Thames located on a private road in Shepperton. The property benefits from Private mooring (separate rental applies) off street gated parking, Lutron system, Air conditioning, Quooker boiling water tap, Air source heat pump, Heat exchanger (MVHR), Solar panels, utility room and home office/3rd bedroom. Exceptionally well presented Kitchen Diner and beautifully presented

Balcony to master bedroom overlooking the Thames.

Beautifully presented garden with direct access to the the private mooring.

Early viewing highly recommended.

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	86	87
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	