

A wonderfully convenient home in the heart of Henley-on-Thames.

savills

- Mews house
- Open plan living
- Contemporary finish
- Courtyard garden
- Central Henley location
- Furnished
- Available now

#### **Local Information**

The property is located in one of the most desirable areas of Henley town centre.

Within a walk along the Thames is the train station, Waitrose supermarket, a fine variety of shops, the market place, and numerous pubs and restaurants.

More comprehensive facilities can be found in nearby Reading and Maidenhead. Henley railway station provides a fast service to London (via Twyford), Paddington is about from 45 minutes on the direct services.

The M4 (j8/9) is approximately 6 miles distant providing access to Heathrow and the motorway network.

There are excellent schools in the area and sporting facilities include golf at a number of local courses and boating on the Thames.

### About this property

The property is set back from the road behind a gated entrance. The accommodation comprises an open plan kitchen with integrated appliances, downstairs cloakroom with w/c and a sitting room with access to the courtyard garden. The patio area includes a garden shed for convenient storage.

To the first floor are two double bedrooms and a bathroom.

The house is offered fully furnished and is available immediately.

## Furnishing Furnished

#### **Local Authority**

Council Tax Band = D

# **Energy Performance**

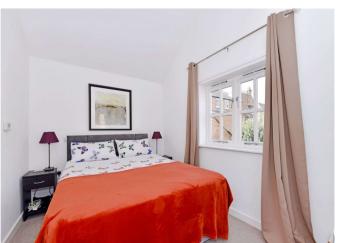
EPC Rating = E

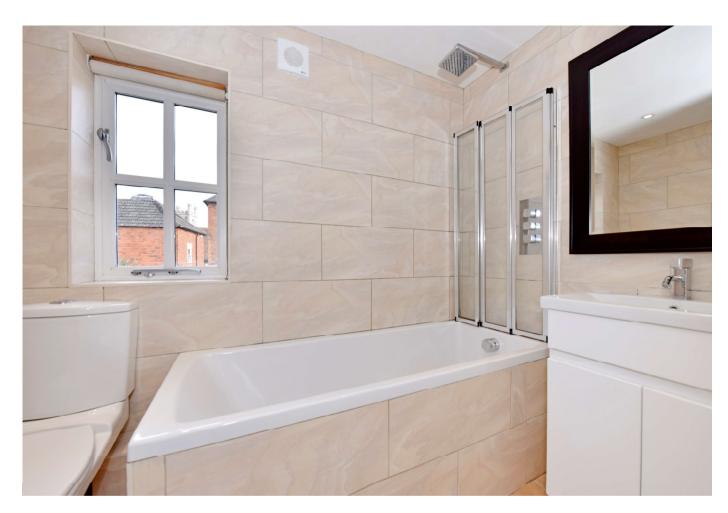
# Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Henley Lettings Office.
Telephone: +44 (0) 1491 843 002.

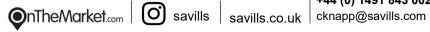












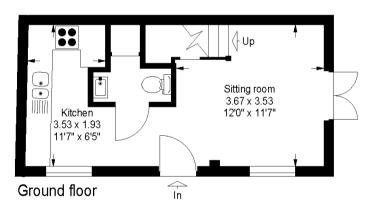


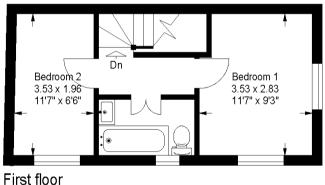
# 2 Barlows Mews, Hart Street, Henley

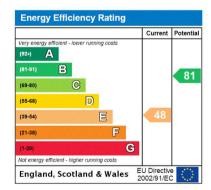
Gross internal area (approx): 53.2 sq.mts. (573 sq.ft.) For identification purposes only. Not to scale.

Proplan Uk ©









Important notice Savills, their clients and any joint agents 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, images 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 Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

