



# Converted apartment in popular residential street

12A Friday Street, Henley-on-Thames, Oxfordshire, RG9 1AN

Leasehold





Sitting room • kitchen • principal bedroom with en-suite shower room • lower ground floor double bedroom • courtyard • residents parking

### Situation

The property is in a highly sought after location within the historic riverside town of Henley-on-Thames. All major amenities including a fine variety of shops, public houses and restaurants are within easy reach.

Henley railway station and the River Thames are within walking distance and provides a link to the mainline railway stations in Reading and Twyford with a fast service to London, Paddington.

The M4 (J8/9) provides 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 River Thames.

### Description

A former public house which in recent times has been sympathetically converted into a modern apartment, while retaining its period charm. You are welcomed with a spacious, open-plan reception room with contemporary kitchen, exposed wooden beams and bespoke plantation blinds providing a great degree of privacy. The split level double bedrooms offer flexible accommodation, with the principal bedroom having direct access to an en-suite shower room and the lower ground floor bedroom leading directly to the private courtyard.

### Outside

On the lower ground floor is access to a private courtyard, a rare benefit in comparison to other developments with communal facilities. This can also be accessed at the start of Queen Street.







### Directions

Entering Henley over the bridge turn left at the traffic lights into Thames Side. Take the first right hand turn into Friday Street and number 12a can be found on the left hand side immediately after the turning to queen street.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.

### General remarks and stipulations

### Tenure

Leasehold with vacant possession upon completion.

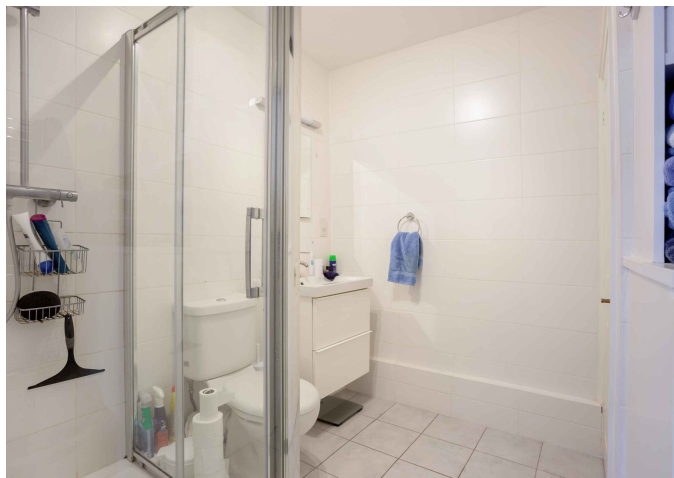
### Services

Water, electricity & drainage.

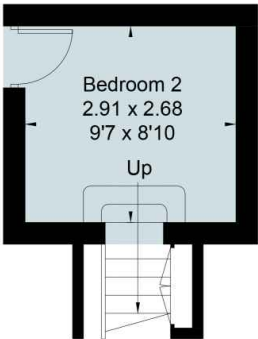
**In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.**

### Local authority

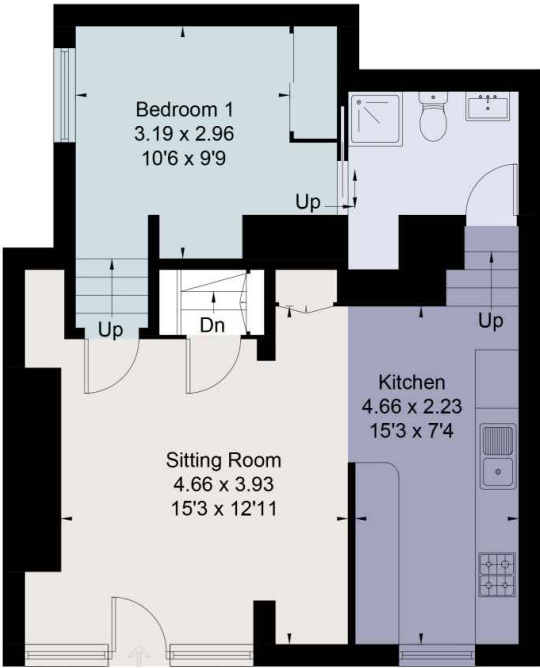
South Oxfordshire District Council



Approximate Area = 61.2 sq m / 659 sq ft  
For identification only. Not to scale.  
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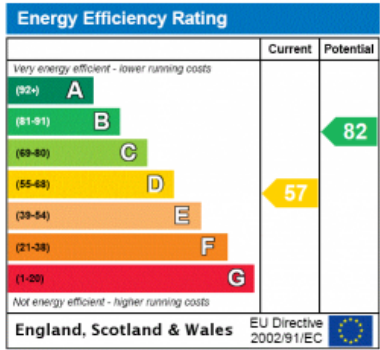
Lower Ground Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 268257

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