



# Stunning penthouse in historic riverside residence

12 Royal Mansions, Station Road, Henley-on-Thames, Oxfordshire, RG9 1BB

Share of Freehold



Communal entrance hall • lift access (with disabled ramp) • Entrance hall • grand living/dining room kitchen • four double bedrooms • two bathrooms utility

### Summary

A stunning triple aspect penthouse in one of the most iconic and prestigious buildings on the Henley river front. At over 2,000 sq ft of interior designed lateral space, this private penthouse is the ideal 'lock up and leave' or city escape as a second residence.

Its provenance as Royal Hotel in the late 19th century, it was then converted to waterside apartments becoming Royal Mansions in 1915. The communal entrance hall is both grand and contemporary, with its chequerboard flooring and sweeping cantilevered staircase. A glass lift with wheelchair access provides practical access to all floors.

Upon entering the apartment you are greeted by an elongated entrance hall, with entry phone system for access. Originally 5 bedrooms, now reconfigured to 4 bedrooms, thus creating an elegant 34' double reception incorporating a formal living and dining area that enjoys views of the River Thames. The eat-in kitchen is fitted with white units, wooden worktop and integrated appliances.

The principal bedroom has an ensuite bathroom with double wash hand basins, bath and separate shower cubicle. There are 3 further double bedrooms, family bathroom and utility room lie to the rear.

### Situation

Royal Mansions is in a highly sought after location in the heart of the historic riverside town of Henley-on-Thames.

Henley is renowned for the Royal Regatta, Henley Music Festival and the Literary and Fringe Festival. Henley enjoys a fine variety of shops, restaurants, coffee/tea and public houses all within easy reach with further amenities in the nearby hubs of Reading and Maidenhead.

Henley Railway Station provides a link to mainline Reading and Twyford with a fast service to London Paddington coupled with the new Elizabeth Line which provides direct access to the City and Canary Wharf. M4 via (J8/9) provides easy access to Heathrow and the motorway network.





There are schools of excellent reputation in the area. Sporting facilities including golf, cricket, rowing, riding and boating on the river are much sought after amenities and recreational activities enjoyed in Henley. The surrounding countryside offers extensive walking and riding through a well-linked network of public footpaths.

#### **Directions**

Entering Henley over the bridge turn left at the traffic lights into Thames Side. At the junction continue straight and Royal Mansions can be found on the corner of River Terrace and Station Road, on the right hand side.

#### **Tenure**

Share of Freehold (982 years remaining)

#### **Ground Rent**

Peppercorn

#### **Service Charge**

£2,567.04 (half yearly)

#### **Council Tax**

Band F  
Total £3098.94

#### **Viewing**

Strictly by appointment with Savills

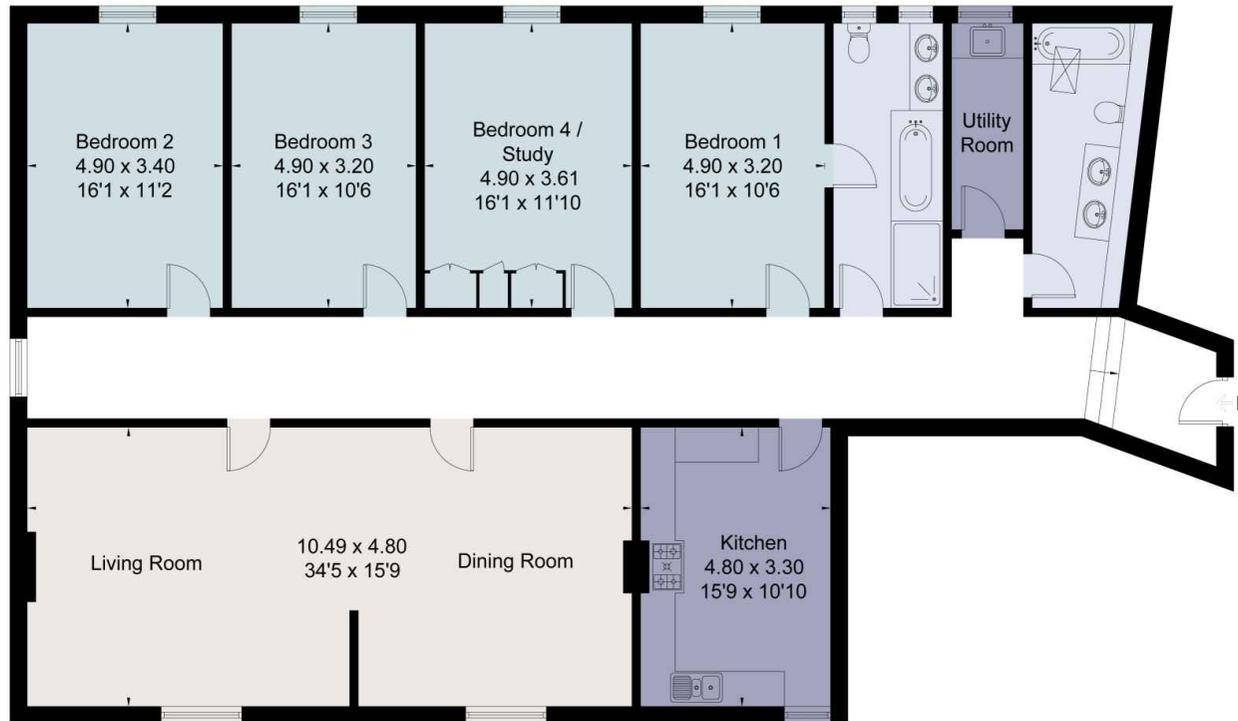
#### **Agent's Note**

Photos were taken in 2016.

#### **Energy Performance**

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

Approximate Floor Area = 198 sq m / 2131 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	77
EU Directive 2002/91/EC			

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