



## Penthouse apartment with fine views over the Thames

**34 Riverine, Grosvenor Drive, Maidenhead SL6 8PF**

Share of Freehold

**savills**

Reception hall • sitting/dining room • kitchen • 3 bedrooms (1 en suite) • family bathroom • utility room • 2 balconies • double garage, residents parking, communal gardens & heated swimming pool

#### Local information

Riverine is set opposite the River Thames and approximately 0.38 miles from Boulters Lock. Which has a well-regarded restaurant and access to the delightful Ray Mill Island. Nearby Maidenhead town centre offers a range of shopping/leisure facilities whilst further amenities can be found in the riverside towns of Windsor, Marlow and Henley-on-Thames. Sporting and recreational facilities in the area include golf at Winter Hill, Temple, Maidenhead, Marlow and Stoke Park; horseracing at Windsor & Ascot; rowing at Maidenhead Rowing Club and Dorney Lake.

For the commuter rail services to London (Paddington) are available from Taplow and Maidenhead (current journey time is from 20 minutes at peak times) and Crossrail due to begin running soon. Road connections are good with the M4 (Junctions 7 and 8/9) nearby.

There are many highly regarded schools in the area including St Pirans, Claires Court and Highfield in Maidenhead; Herries in Cookham Dean; St. Georges and Upton House in Windsor. In the state sector are Cookham Dean Primary School, Sir William Borlase Grammar in Marlow and Furze Platt in Maidenhead. NB. Please check catchments and admissions policies.

#### About this property

34 Riverine is a spacious penthouse apartment, which commands exceptional views over the River Thames. This well regarded development has a lift for access to all floors. The well maintained communal gardens also include a heated swimming pool set in a walled garden with a surrounding relaxation terrace.

The spacious reception hall leads to all rooms and flows directly into the sitting room. The spacious triple aspect sitting room has access to both balconies and has superb views over the River Thames. The kitchen is fitted with a comprehensive range of modern cabinets and drawers, larder cupboard, integrated appliances, tiled floor and space for breakfast dining. Adjacent to the kitchen is the utility room with laundry plumbing.

The main bedroom has fitted wardrobes, a modern en suite bathroom and doors opening out on to the largest of the balconies with river views. Two further double bedrooms and a modern family shower room complete the accommodation.

#### Tenure

Share of Freehold

#### Local Authority

Royal Borough of Windsor & Maidenhead

#### Viewing

Strictly by appointment with Savills





**34 Riverine, Grosvenor Drive, Maidenhead SL6 8PF**

**Gross internal area (approx)** 1716 sq ft

**Outbuildings** 271 sq ft

**Total** 1987 sq ft

**Emma Smith**

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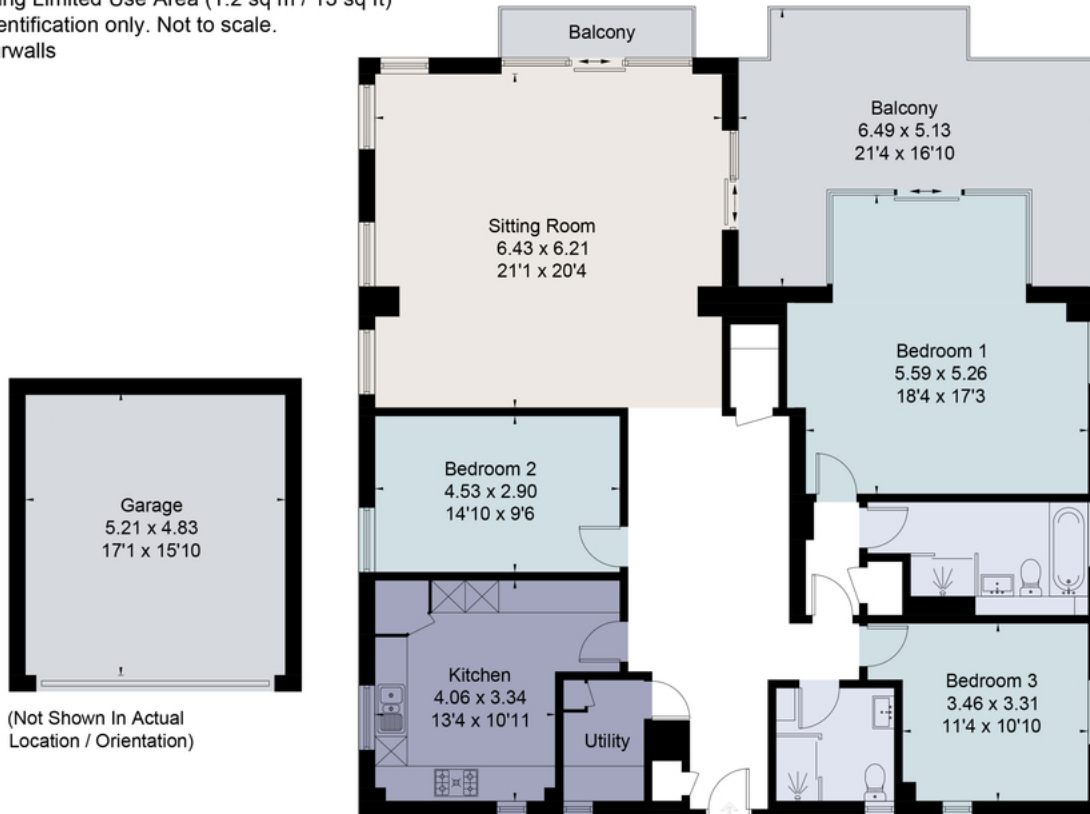
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Approximate Area = 159.4 sq m / 1716 sq ft  
 Garage = 25.2 sq m / 271 sq ft  
 Total = 184.6 sq m / 1987 sq ft  
 Including Limited Use Area (1.2 sq m / 13 sq ft)  
 For identification only. Not to scale.  
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**Second Floor**

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 273186

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	55
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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