



Hanworth Road, Hounslow, TW3 3SE
Guide Price £305,000

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A brand newly refurbished extended ground floor maisonette with NO ONWARD CHAIN!

The property is arranged over 593 sq.ft with TWO bedrooms, a reception room, newly installed kitchen and chic family bathroom suite. Supplementary to this is PRIVATE rear garden, front garden for off street parking and an approximate 90 years lease.

The property is located within a short walk to Hounslow Overground Station offering routes into The City as well bus routes to nearby towns. There are an ample array of local amenities on Hanworth Road and the close by Hounslow High Street. Local reputable schools include The Heathlands School scoring OUTSTANDING by OFSTED which is also sited within walking distance. For motorists the A4 and A316 can be found within a short drive.

Key Features

- **Brand Newly Refurbished Throughout**
 - **No Onward Chain**
- **Extended Ground Floor Maisonette**
 - **Two Bedrooms**
 - **Reception Room**
 - **Fashionable Kitchen/ Diner**
 - **New Family Bathroom Suite**
- **Private Rear Garden + Off Street Parking**
 - **Approx. 90 Years Lease**
 - **Circa 593 Sq.Ft**



Lease

Approx. 90 years remaining

Ground Rent

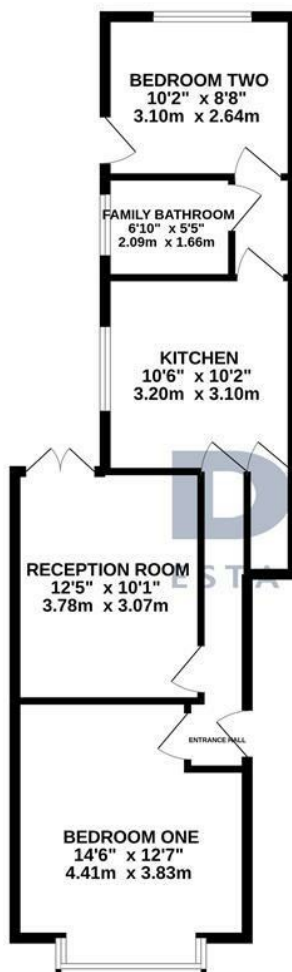
£75.00 per annum

Buildings Insurance

£270.00 per annum



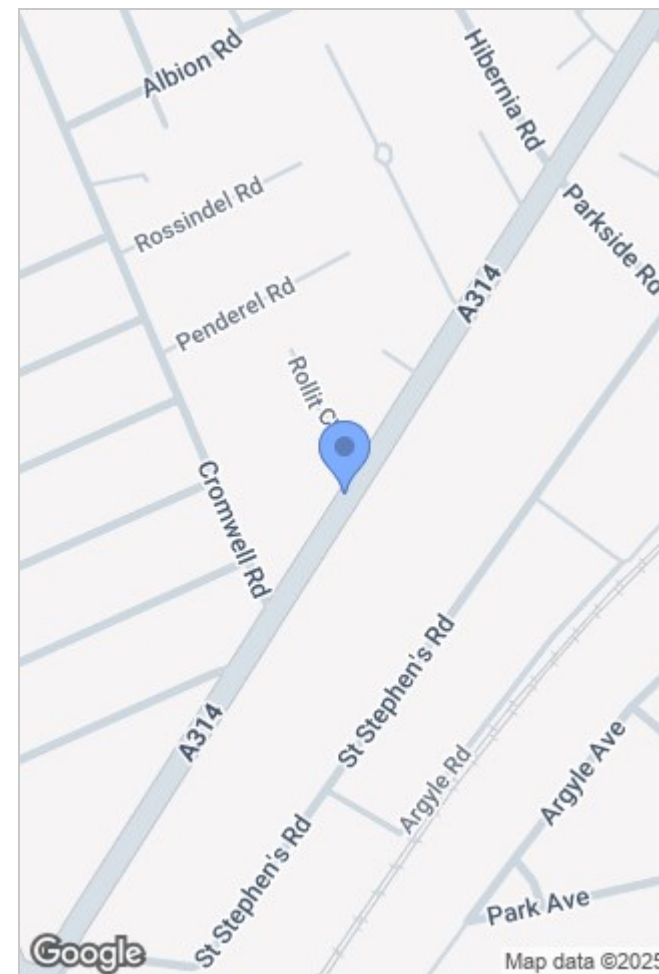
GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



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TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	66	76
England & Wales		
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		

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