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**Hexham Gardens, Isleworth, Greater  
London, TW7 5JR**

**£360,000 Leasehold**

- \*Scope To Extend STPP\*
- Two/Three Bedroom First Floor Maisonette
- Highly Investable Property
- Located in Isleworth and on the borders of Brentford
- 999 Year Lease and No Service Charge
- Scope to Extend to Loft and Side (Subject to Planning Permission)
- No Onward Chain
- Contact Blue Estate Agents to Book Your Viewing Today
- EPC Rating





Blue Estate Agents bring to market, a very well presented two/three bedroom first floor maisonette located in the ever popular "Northumberland Development". With ample space and scope for further development (subject to planning permission), this property boasts, a large reception room with attached dining room, two well proportioned bedrooms and a good size bathroom suite. Further benefits include a large side garden with development potential, loft access and no onward chain.

Hexham Gardens provides easy access to Syon Lane, Isleworth Mainline Station & Osterley Tube Station. The property also provides access to local amenities & West Middlesex Hospital. To book your viewing, please contact a dedicated member at Blue Estate Agents.

Tenure: Leasehold

Lease: 999years

Ground Rent: £50.00 per annum

Service Charge: Nil

## Reception Room

4.54m x 3.48m (14' 11" x 11' 5")

## Bedroom/Dining Room

1.80m x 2.88m (5' 11" x 9' 5")

## Kitchen

3.08m x 2.38m (10' 1" x 7' 10")

## Bedroom One

3.80m x 2.70m (12' 6" x 8' 10")

## Bedroom Two

3.39m x 3.17m (11' 1" x 10' 5")

## Bathroom

2.38m x 1.74m (7' 10" x 5' 9")

## Garden/Side Plot

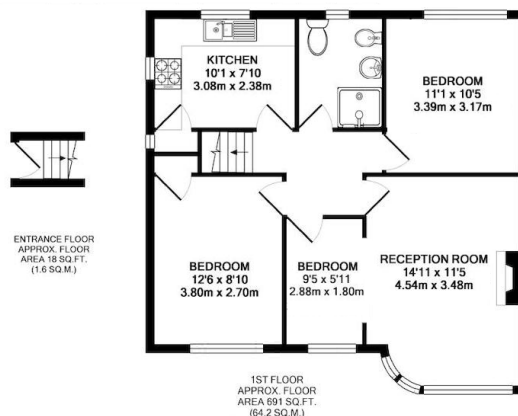
26m x 9m (85' 4" x 29' 6") (APPROX.)

## Loft

(not measured)

## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Blue Estate Agents in the first instance.



HEXHAM GARDENS, TW7  
TOTAL APPROX. FLOOR AREA 709 SQ. FT. (65.9 SQ. M.)

All measurements taken to BIC's Guidelines for Service Internal Area. Where any other method has been made to ensure the accuracy of the floor area contained herein, all measurements are approximate and no responsibility is accepted for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agent, vendors and exhibitors shown hereon have agreed to give their assent to their accuracy or reflecting same.

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