



11 Nene Gardens, Hanworth, Feltham. TW13 5PQ

- Entrance Hall
- Spacious Living Room
- Kitchen/ Diner
- Large Double Bedroom
- Modern Bathroom
- Large storage cupboards
- EICR & Gas Safety Certificates
- Double Glazing
- Combi Boiler
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

A rare opportunity to acquire a spacious and beautifully presented top floor apartment located in a popular and quiet residential road, just a short distance to local amenities and public transport connecting to M3 and Heathrow airport. Offered to the market with no onward chain and full landlord compliant certificates including EICR. Contact our office now to avoid missing out.



ROOM DESCRIPTIONS

Entrance Hall

Approached via a front aspect porch with laminate flooring and a secondary door into the hallway. Loft hatch, wooden doors into all rooms and a large walk in storage room housing combi boiler and space for dryer.

Living Room

Side and rear aspect double glazed windows, laminate flooring and wall mounted radiator.

Kitchen

A modern range of eye and base level units with integrated drainage sink, cooker, gas hob, oven, extractor fan and combi boiler. Space for dining table, chairs and fridge/ freezer. Tiled floor, splashbacks and rear aspect double glazed windows.

Bedroom

Side aspect double glazed windows, laminate flooring and wall mounted radiator.

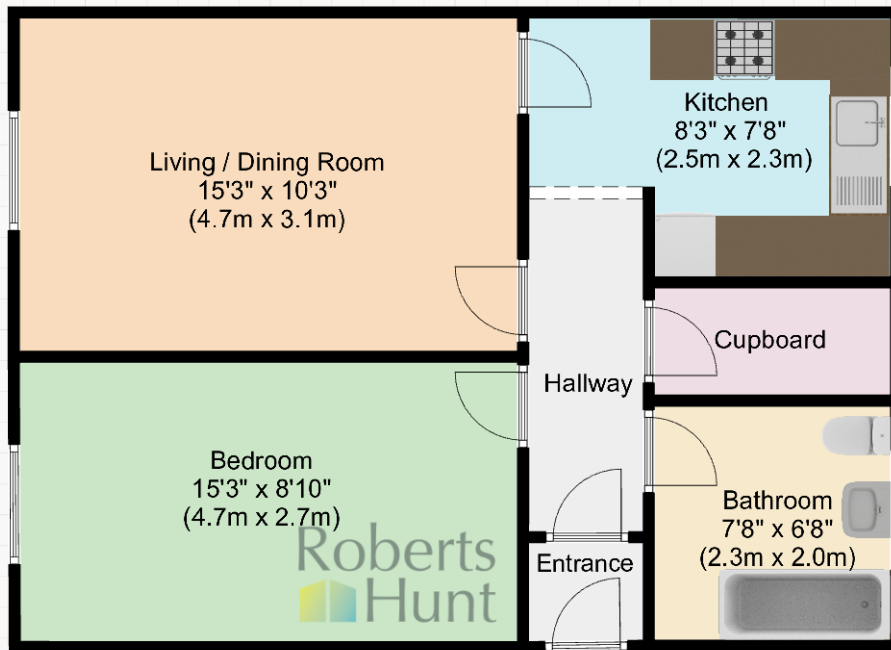
Bathroom

Side aspect double glazed windows with frosted glass, roll top bath with electric shower attachment, low level WC and pedestal wash basin. Tiled flooring and walls.

Tenure

We have been advised there is approximately 179 years remaining on the lease, a peppercorn ground rent and an annual service charge of £ 1753.68. We recommend this information be confirmed by a solicitor at the outset of sale.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	