

REDUCED

£234,950 Leasehold



## 457a Staines Road, Feltham, Greater London. TW14 9HA

- Private Entrance Lobby
- Spacious Landing
- Lounge
- Separate Kitchen
- Double Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating



## PROPERTY DESCRIPTION

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A SPACIOUS FIRST FLOOR MAISONETTE, PRICED TO ALLOW FOR SOME IMPROVEMENT AND POSITIONED ON A WELL-CONNECTED THOROUGHFARE IN THE LONDON BOROUGH OF HOUNSLOW. SITUATED IN A POPULAR AND CENTRAL LOCATION FOR NEARBY BEDFONT SHOPS, OVERLOOKING PLAYING FIELDS TO THE REAR AND FEATURING AN UNUSUALLY GOOD SIZE ENCLOSED REAR GARDEN. IDEAL FIRST PURCHASE OR INVESTMENT BUY WITH STRONG TENANT DEMAND. EARLY VIEWING RECOMMENDED.



## ROOM DESCRIPTIONS

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### Entrance Hallway

Entrance through gated side access. Open Space at bottom of staircase upon entering the flat. Stairs to First Floor.

### SPACIOUS LANDING

large side aspect double glazed window, radiator, doors to all rooms, cloaks cupboard, hatch to large loft space with light and pull down ladder

### LOUNGE

4.34m x 3.58m (14' 3" x 11' 9") - Large front facing double glazed window which allows much natural light, modern laminate wood effect grey flooring, radiator, spotlighting.

### KITCHEN

2.44m x 2.64m (8' 0" x 8' 8") - Rear aspect double glazed window, fitted in matching units with stainless steel sink unit with mixer tap, gas cooker point, recent and plumbing for washing machine, recently fitted wall mounted combination boiler, recess for fridge.

### BEDROOM

4.27m x 3.58m (14' 0" x 11' 9") - Rear aspect double glazed window, feature fireplace, radiator. NOTE: The previous owners choose to use this room as their living room and the living room as their bedroom so the accommodation is flexible.

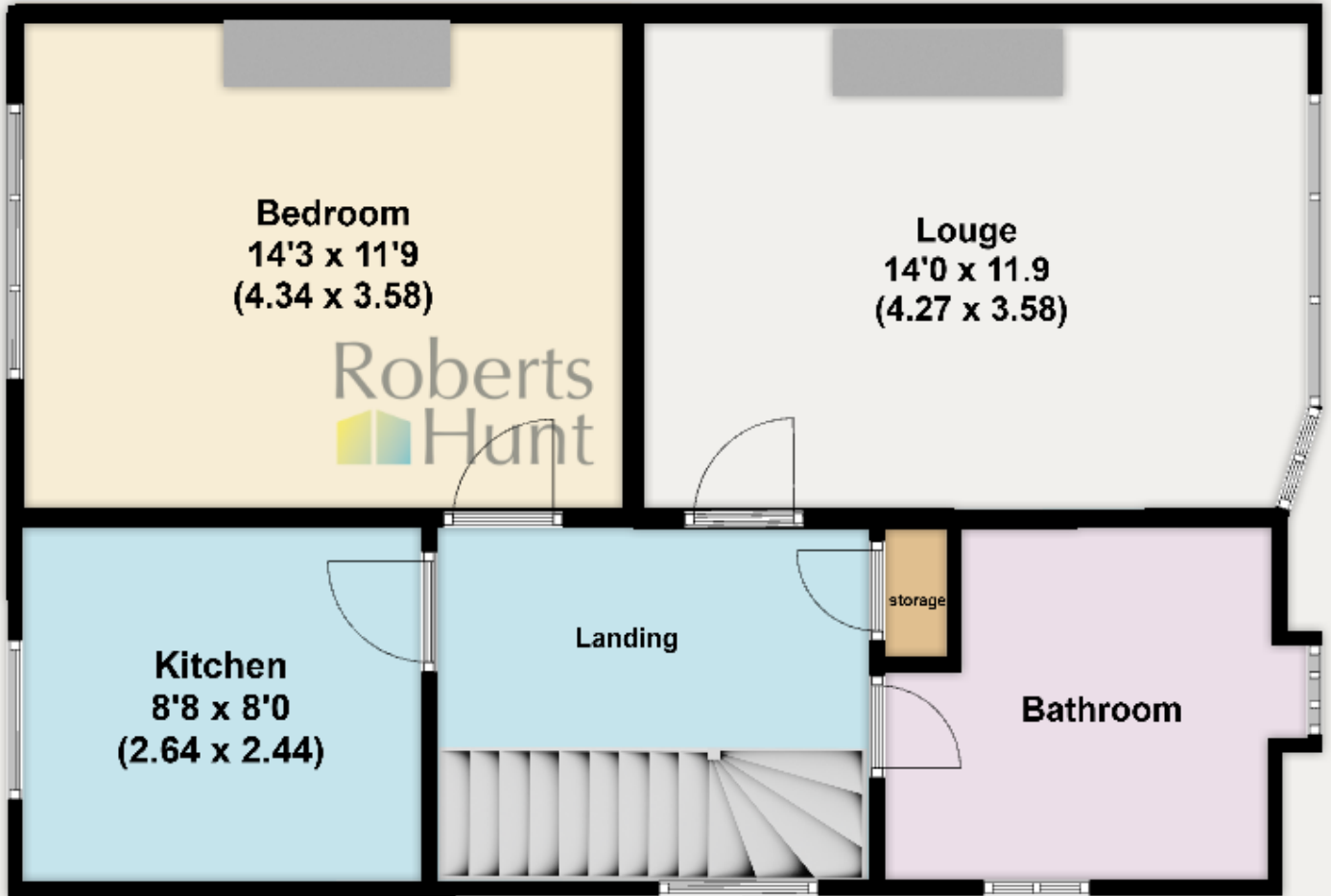
### BATHROOM

White suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level w.c, part tiled walls, front aspect feature oriel bay window, further side aspect double glazed window, radiator.

### TENURE

We have been advised by our client that the least was extended in September 2015 to 120 year which should calculate approximately 109 years unexpired currently with a yearly ground rent of £150.00. However, we do recommend you verify this information with your legal advisors at your earliest opportunity.





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>		<b>74</b>
(55-68)	<b>D</b>	<b>65</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		EU Directive 2002/91/EC	