



## Flat 3 18 Lewin Terrace, Bedfont. TW14 8ED

- Entrance Hall
- Spacious Living Room
- Balcony
- Kitchen with Juliette Balcony
- Two Double Bedrooms
- Highly Recommended
- Family Bathroom
- En Suite
- No Onward Chain
- EICR & Gas Safety Certificates



## PROPERTY DESCRIPTION

PRICED TO ALLOW FOR A LEASE EXTENSION WHICH IS EXPECTED TO COST APPROXIMATELY £6000. A SPACIOUS AND WELL PRESENTED FIRST FLOOR APARTMENT SITUATED IN A QUIET RESIDENTIAL LOCATION, AND WITHIN WALKING TO DISTANCE TO BEDFONT HIGH STREET AND LOCAL TRANSPORT LINKS. MANY BENEFITS INCLUDING EN-SUITE, BALCONY AND PERMIT PARKING. AN EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID MISSING OUT. Contact our office for more information.



## ROOM DESCRIPTIONS

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### Entrance

Approached via a wooden entrance door, built in storage cupboards, carpeted flooring and doors to all rooms.

### Living Room

3.57m x 5.95m (11' 9" x 19' 6") Front aspect double glazed windows, carpeted flooring, wall mounted radiator and door to balcony.

### Kitchen

2.19m x 2.84m (7' 2" x 9' 4") Rear aspect double glazed window, a range of eye and base level units with integrated boiler, drainage sink, oven, hob and space for white goods.

### Bedroom One

3.75m x 4.00m (12' 4" x 13' 1") Rear aspect double glazed windows, carpeted flooring and wall mounted radiator.

### En-Suite

Shower, low level WC and wash basin. Heated towel rail, extractor fan and tiled floor/ walls.

### Bedroom Two

Front aspect double glazed window, carpeted flooring, built in wardrobe and wall mounted radiator.

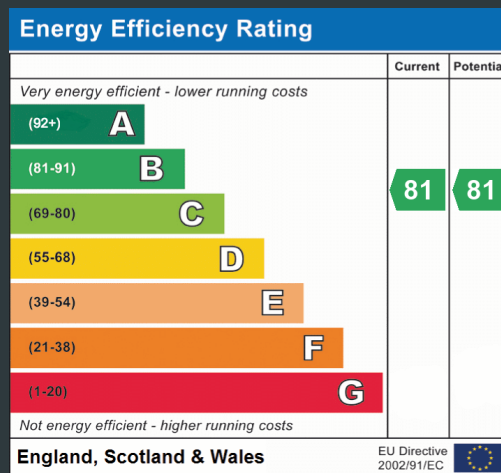
### Bathroom

Low level WC, bath tub with shower attachment, pedestal wash basin, heated towel rail, extractor fan and tiled floor/ walls.

### Tenure

We have been advised there is a lease of approximately 84 years remaining and await confirmation of ground rent and service charge. A neighbour has recently extended their lease for approximately £8000 and this property is expected to cost around the same. We recommend you confirm this with your solicitor prior to exchange.





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