





A superb two double bedroom ground floor apartment offering expansive accommodation and located in prime position. Measuring approximately 85.76sqm / 923sq ft and newly renovated with no expense spared there is a secure entry phone system and allocated parking. Stunning landscaped gardens surround the block whilst the property is set moments from Osterley Tube. Set in prime location West Court is a few minutes' walk from Osterley Tube whilst being a short walk to Osterley National Trust Park as well as Jersey Gardens, nearby amenities include the shops at Osterley Village and there are a number of schools nearby. Lease 143 Years/ Service Charge £2,200pa/ Ground Rent £50pa

Superb ground floor apartment with two double bedrooms.

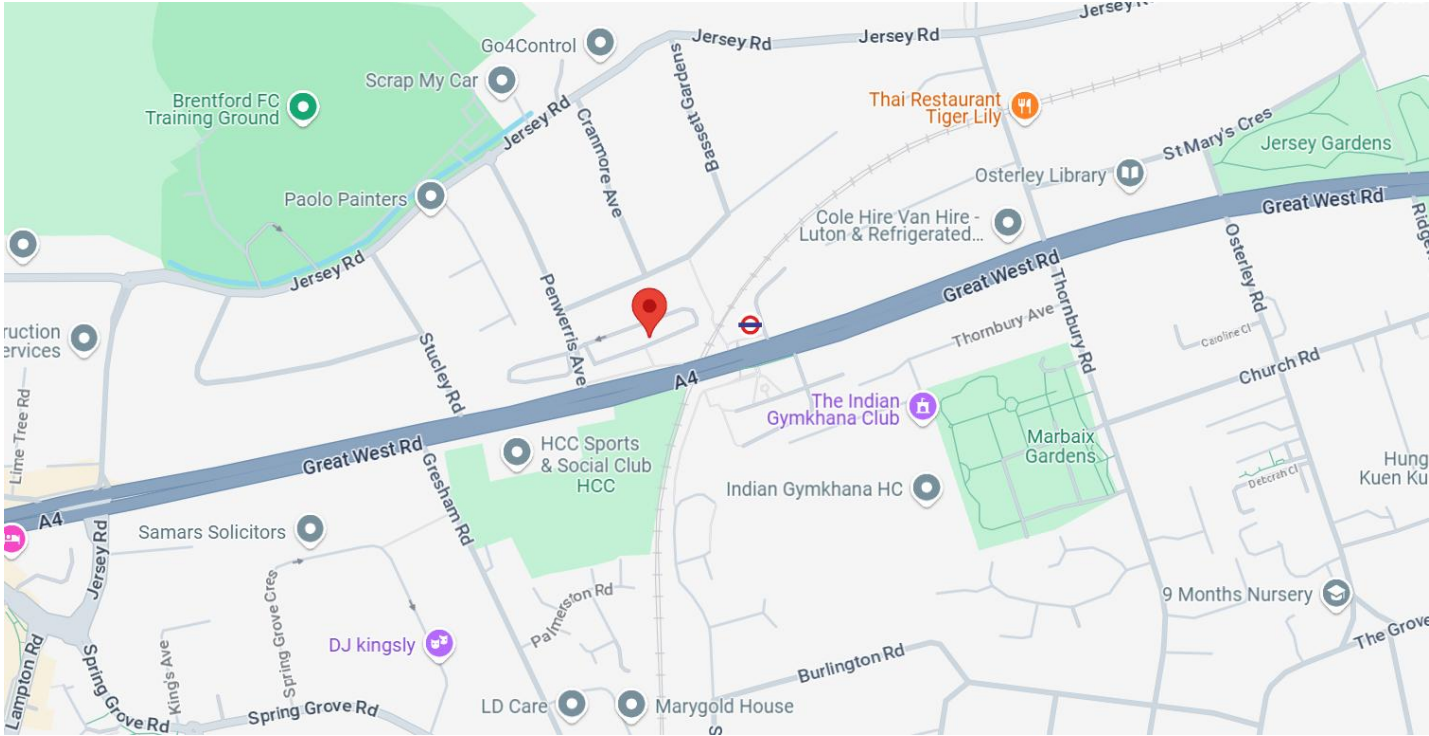
Expansive accommodation measuring approx. 74 sqm / 794 sq ft.

Newly renovated with no expense spared.

Secure entry phone system for added safety.

Allocated parking for convenience.



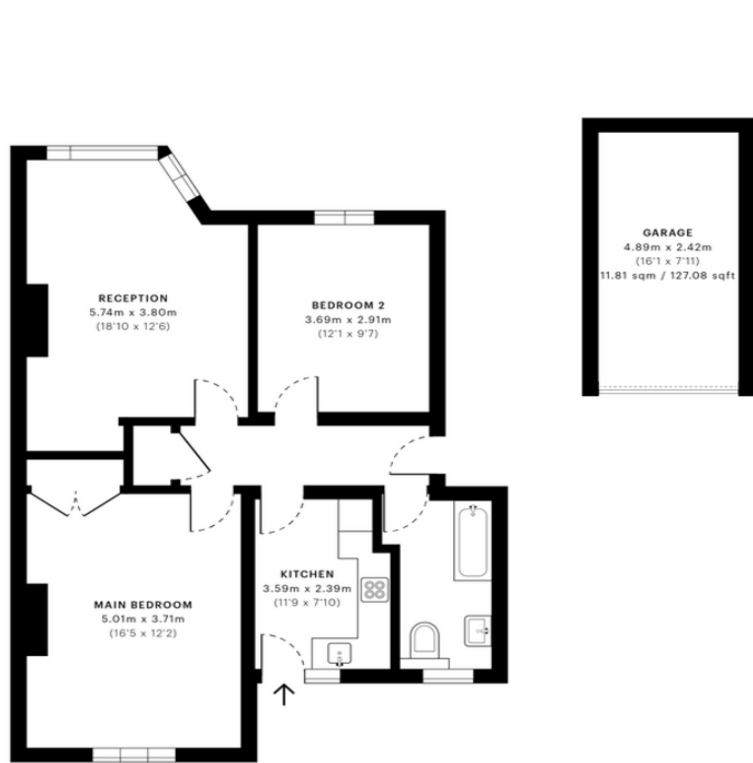


West Court, TW5

CAPTURE DATE 30/03/2021 LASER SCAN POINTS 1,908,571

GROSS INTERNAL AREA

85.76 sqm / 923.11 sqft



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
85.76 sqm / 923.11 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
79.34 sqm / 854.01 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.00 sqm / 0.00 sqft

Hiltons Estates, 137 Western Road
Southall, UB2 5HN

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only.
All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.