



**River Gardens, Feltham TW14 0RE**



**welcome to**

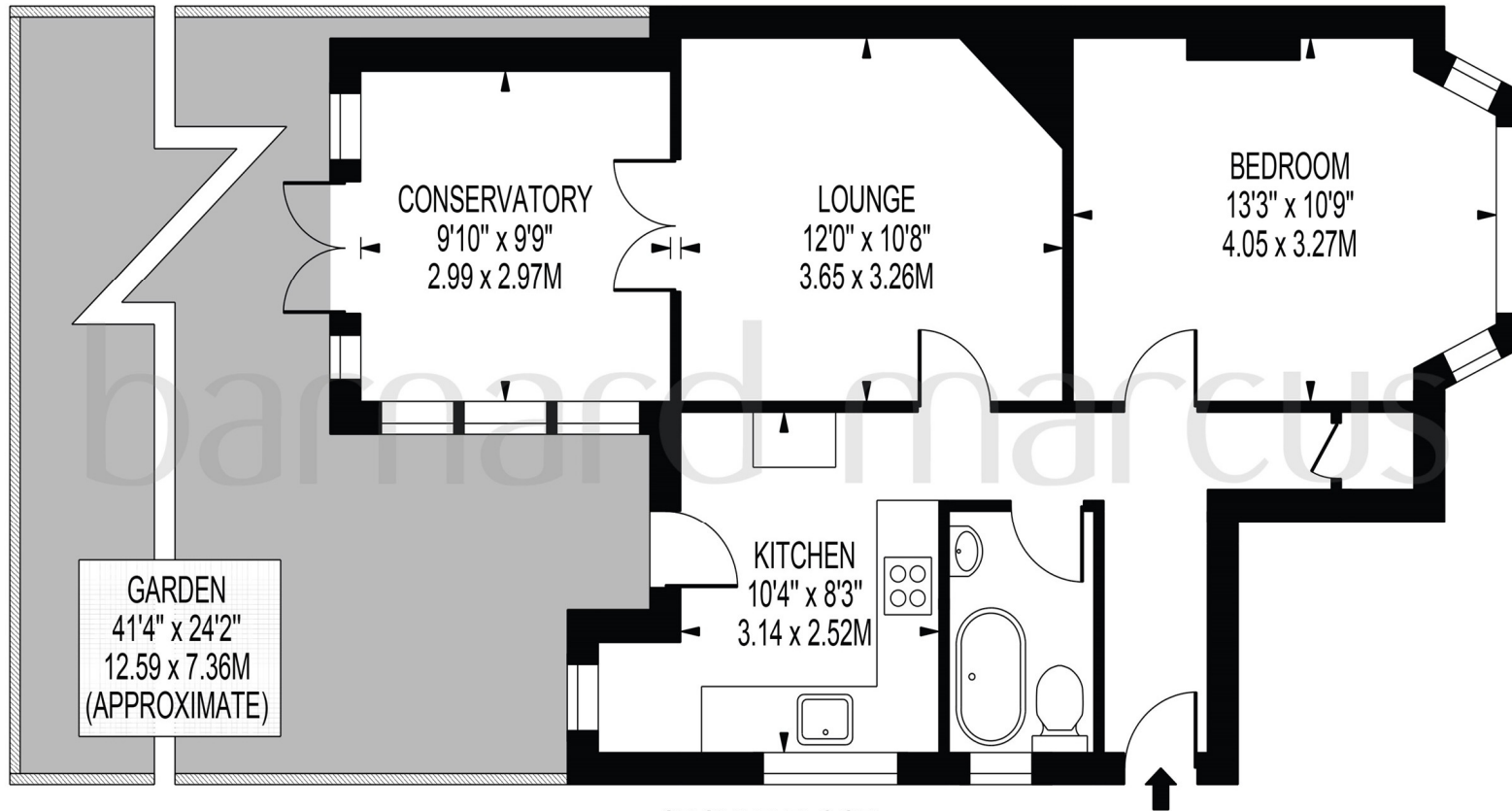
**River Gardens, Feltham**

A delightful one-bedroom ground floor maisonette in River Gardens, Feltham. Boasting a conservatory extension and a lovely rear garden, this home offers comfort and charm. The lease will be extended upon completion. Perfect for first-time buyers or investors seeking a well-located property.



# RIVER GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 574 SQ FT - 53.33 SQ M



## GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A delightful one-bedroom ground floor maisonette in River Gardens, Feltham, featuring a conservatory extension and a large rear garden. Perfect for first-time buyers or investors, the lease will be extended upon completion.

Ideally located near Feltham Town Centre and its Mainline Train Station (London Waterloo in under 30 minutes), the property benefits from a Tesco Express across the road and excellent bus links. The London Loop walking route is just minutes away, with scenic river walks nearby. Heathrow Airport is also within easy reach. Residents-only parking ensures convenience, and local schools are within walking distance. A well-located home offering space, comfort, and accessibility.

**welcome to**

## **River Gardens, Feltham**

- GROUND FLOOR MAISONETTE
- ONE BEDROOM MAISONETTE
- EXTENDED CONSERVATORY
- PRIVATE REAR GARDEN
- NO SERVICE CHARGE
- CLOSE TO LOCAL AMENITIES
- CLOSE TO FELTHAM MAINLINE STATION
- RESIDENTS ONLY PARKING

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£250,000**



**view this property online** [barnardmarcus.co.uk/Property/FEL112615](https://barnardmarcus.co.uk/Property/FEL112615)



Property Ref:  
FEL112615 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the  
postcode not the actual property



**barnard marcus**



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