



Hamlyn House High Street, Feltham TW13 4GA

welcome to

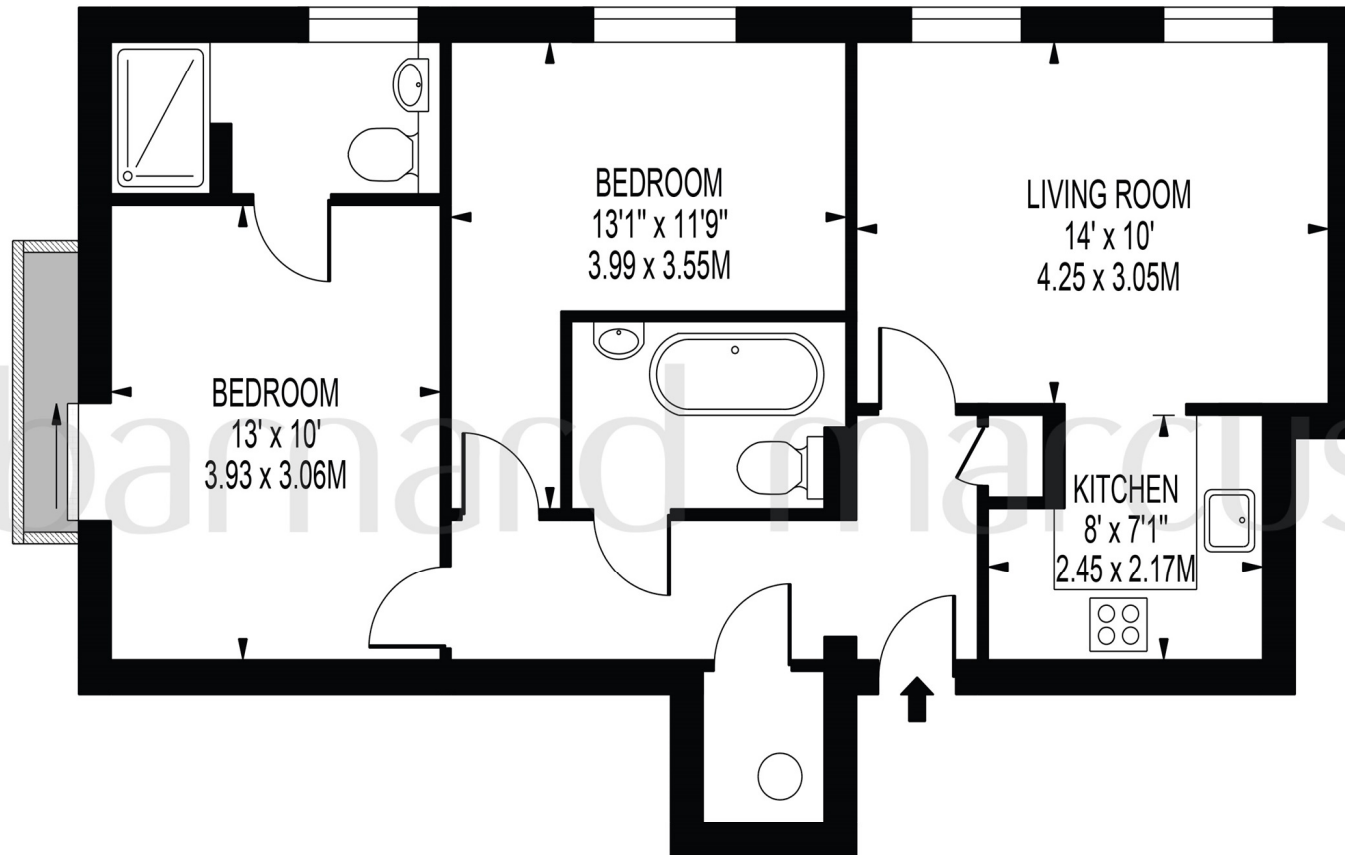
Hamlyn House High Street, Feltham

Set on the fourth floor, this two-bedroom, two-bathroom Feltham apartment offers open-plan living, a fitted kitchen, and an en-suite in the master with a small balcony. With 136 years on the lease, lift access, secure entry, and great transport links, it's ideal for buyers or investors.



HAMLYN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 636 SQ FT - 59.05 SQ M



FOURTH 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.

Situated on the fourth floor of a modern development in Feltham, this two-bedroom, two-bathroom apartment offers a practical layout and excellent transport links, making it a great option for first-time buyers or investors. Inside, you'll find an open-plan living area with a fitted kitchen, two well-sized bedrooms, and two bathrooms-including an en-suite to the master. The main bedroom also has access to a small private balcony. The property comes with 136 years remaining on the lease, along with secure entry and lift access. Feltham Station is nearby, offering direct routes into central London and Heathrow.

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- TWO BEDROOM APARTMENT
- TWO BATHROOMS
- FOURTH FLOOR APARTMENT
- BALCONY OFF MASTER BEDROOM
- CLOSE TO LOCAL AMENITIES
- CLOSE TO FELTHAM STATION
- LONG LEASE
- OPEN LIVING/KITCHEN

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 2400.00
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 16 May 2005.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL112602



Property Ref:
FEL112602 - 0002

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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barnard marcus



020 8890 4037



Feltham@barnardmarcus.co.uk



4 Parkfield Parade, High Street, FELTHAM,
Middlesex, TW13 4HJ



barnardmarcus.co.uk