



**Barnlea Close, Hanworth TW13 5LQ**



**welcome to**

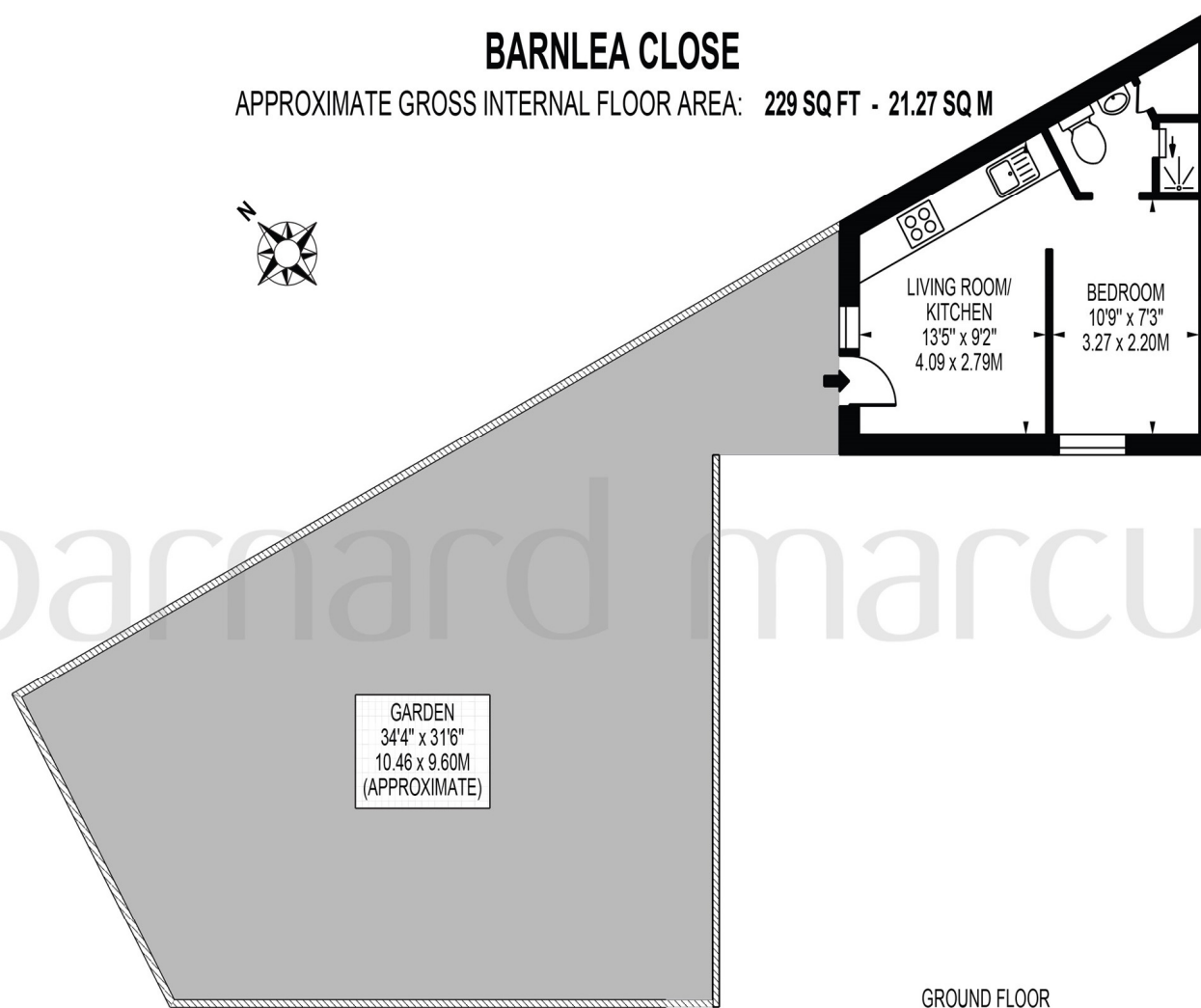
**Barnlea Close, Hanworth**

**\*\* PARKING & GARDEN \*\*** A collection of newly converted studio maisonettes, finished to a high standard throughout, located in a quiet cul-de-sac in the popular Hanworth area. Each come with parking and gardens space, share of freehold with 999 year leases and low maintenance costs.



## BARNLEA CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 229 SQ FT - 21.27 SQ M



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.

### \*\* PARKING & GARDEN \*\* A

collection of newly converted studio maisonettes, finished to a high standard throughout, located in a quiet cul-de-sac in the popular Hanworth area. Each come with parking and gardens space, Share of Freehold with 999 year leases and low maintenance costs.

Each maisonette features a well-designed open-plan layout, with contemporary kitchens including integrated appliances, such as a washing machine with Wifi so can be started and stopped remotely to save electric costs - quality flooring, and premium bathrooms. All units benefit from private outdoor space, underfloor heating, and allocated parking.

Located close to excellent public transport links, schools, and local amenities, this home is ideal for families, first-time buyers, or investors looking for a turnkey opportunity. Minutes away from local shops and buses including 24 Hour services, as well as Feltham Town centre and Train Station just a short commute away which connects to London Waterloo in around 25 minutes. The H25 bus service stops at the top of the road and is a direct service to Hatton Cross Tube Station, for Heathrow Airport.

welcome to

## Barnlea Close, Hanworth

- A COLLECTION OF NEWLY REFURBISHED STUDIO MAISONNETTES
- PARKING FOR EACH PROPERTY
- GARDEN FOR EACH PROPERTY
- UNDERFLOOR HEATING
- CLOSE TO PUBLIC TRANSPORT
- CUL-DE-SAC LOCATION
- 999 YEAR LEASE WITH A SHARE OF FREEHOLD
- LOW MAINTENANCE

Tenure: Leasehold EPC Rating: Exempt  
Council Tax Band: A Service Charge: 500.00  
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £180,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL113020](https://barnardmarcus.co.uk/Property/FEL113020)



Property Ref:  
FEL113020 - 0003

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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