

ANTHONY JAMES MANSER

Residential Sales & Lettings



South Suite & North Suite Saracen House, Swan Street

Isleworth, TW7 6RJ

£2,585 Per Month

ECONOMIC RIVERSIDE OFFICE SUITES AVAILABLE IN ISLEWORTH, WEST LONDON SECOND FLOOR SOUTH SUITE AND NORTH SUITE 2697 SQ. FT. £11.50 PER SQ. FT. PLUS VAT - £3.00 PER SQ.FT. PLUS VAT SERVICE CHARGE. ALL FIGURES PLUS V.A.T.

Saracen House is situated on Swan Street in Old Isleworth, which is an attractive and tranquil location close to the banks of the River Thames. The property is circa 9 miles from Central London (Hyde Park Corner) to the east. Heathrow airport is 6 miles to the west. The M3 and M4 motorways are approximately 3 miles distant, giving good access to the M25 and the national motorway network. Public transport facilities include Isleworth and St Margaret's British Rail Stations, which gives access to Clapham Junction and London Waterloo within approximately 30 Minutes.

Viewing

Please contact our Sales Office on 020 8847 0488 if you wish to arrange a viewing appointment for this property or require further information.

- Shared Reception on Ground Floor
- A Passenger Lift Serving All Floors
- Raised Flooring
- Suspended Ceilings with Recessed Lighting
- Kitchen
- Good Natural Light
- River Views from Rear Elevation



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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