

# Rolfe East



Clifton Road, Isleworth, TW7 4FH

Shared Ownership £215,000 (50% Share)

- Stunning two bedroom apartment
- Allocated parking
- Beautifully presented
- Close to mainline (Isleworth station)
- Two private gardens
- Shared Ownership
- Close to Piccadilly Line (Osterley station)
- Chain free sale

# 2 Clifton Road, Isleworth TW7 4FH

A beautifully presented and superbly spacious two double bedroom apartment boasting two separate private garden areas, allocated parking and is brought to the market as a chain free sale with a 50% shared ownership.

This wonderful apartment is situated on the lower ground floor and has very spacious living areas and also lots of storage with two very large cupboards off of the welcoming hallway. Accommodation continues with lovely open plan living with a wonderful modern fitted kitchen with integrated appliances and a lounge and dining area giving direct access to one of the gardens. There are two double bedrooms, with one giving direct access out to the other private garden and a large modern family bathroom.

Clifden Road is superbly located for the local amenities for London Road and a range of transport links including Isleworth station (SWR into Waterloo), Osterley Underground station (Piccadilly line) and bus routes serving Richmond, Ealing Broadway, Twickenham, Brentford, Kew, and Hounslow. The large green open spaces of both Thornbury park and Osterley park (National Trust) are a short walk away.

## SHARED OWNERSHIP

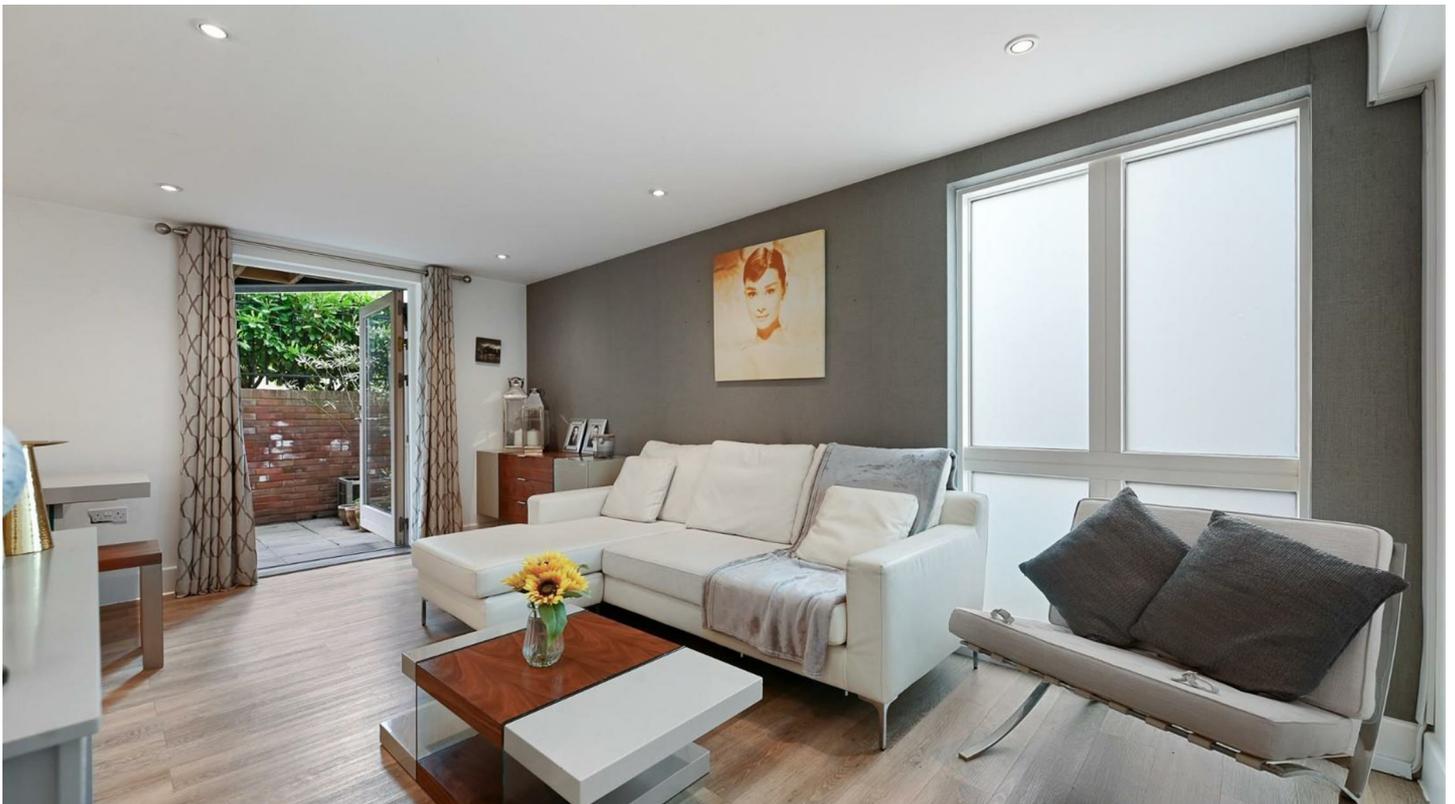
50% Share is available for £215,000 (Note that a higher percentage ownership is possible up to a 100% ownership price of £430,000)

50% Rent cost is £643.84

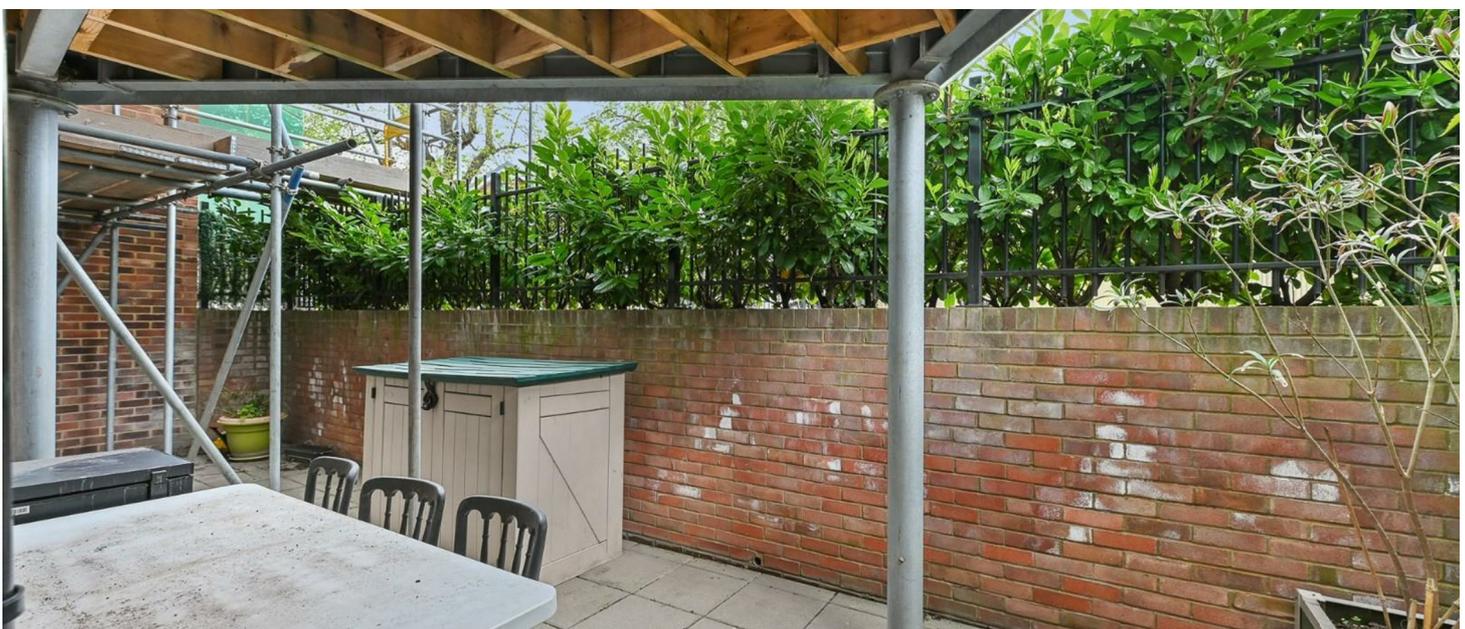
Lease term: 115 years

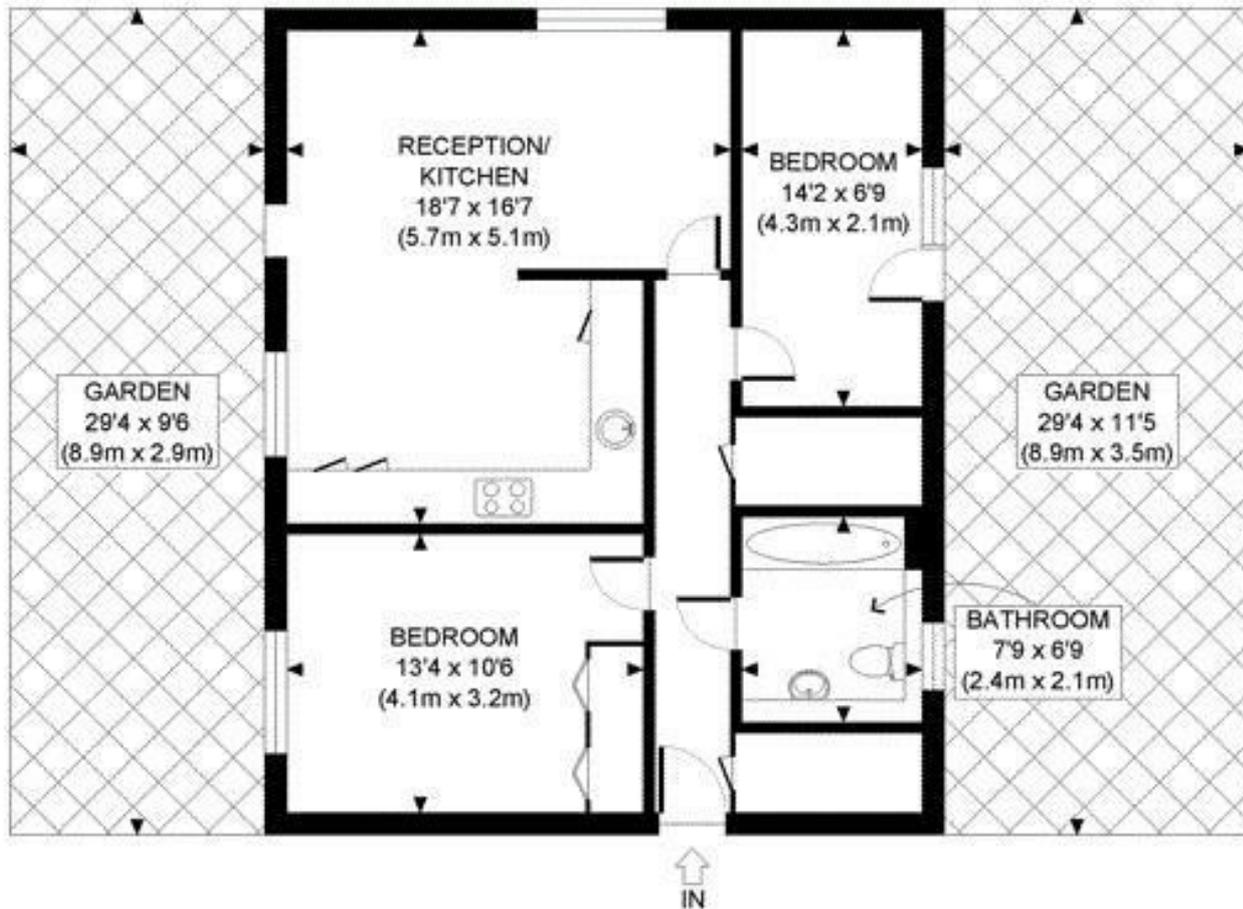


Council Tax Band:







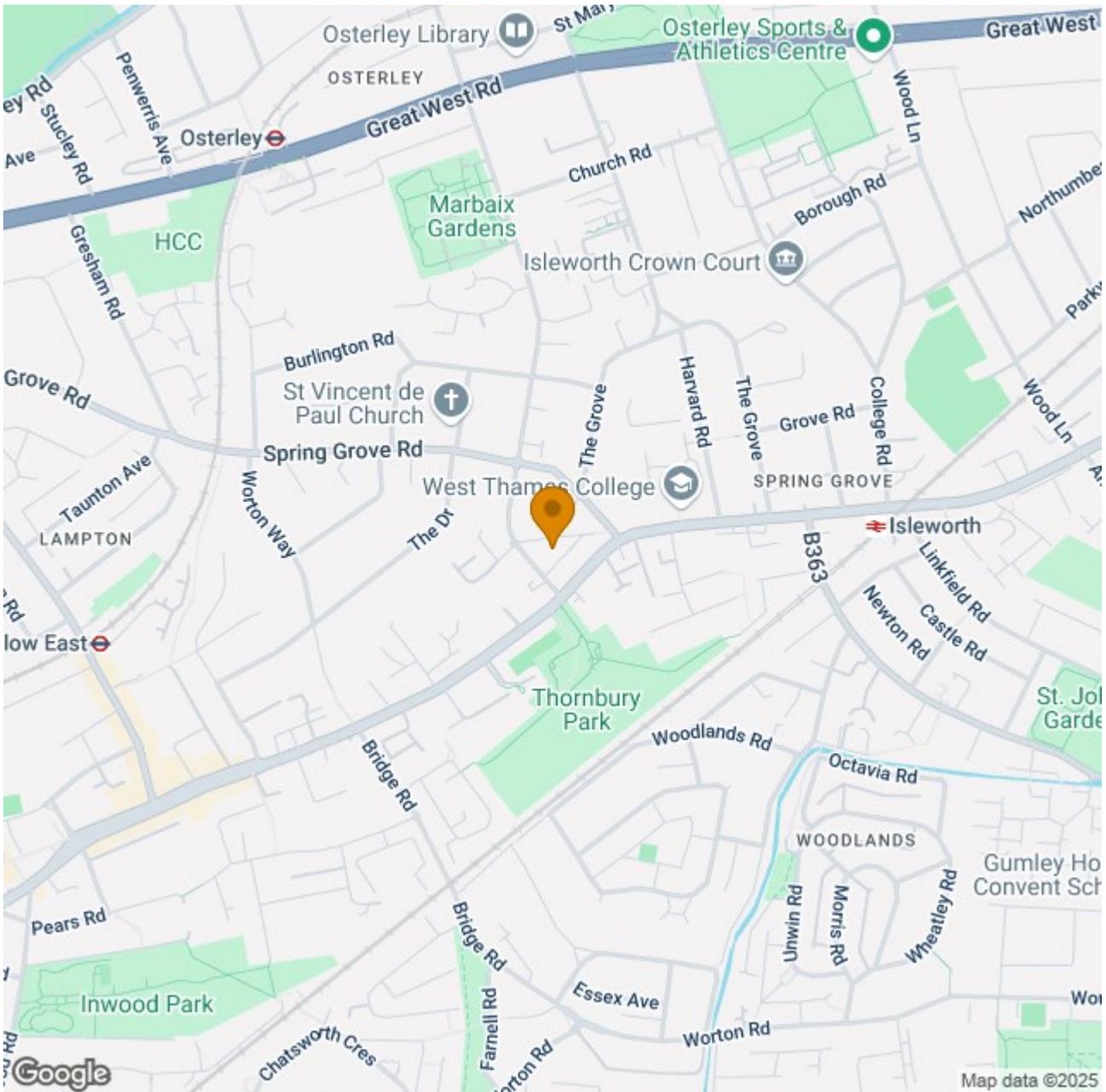


LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 701 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 701 SQ FT/ 65 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: C**