

OFFERS OVER

**£350,000**

**Belgrave Road**

Hounslow, TW4 7BY

BELGRAVE ROAD  
Nos. 14, 16, 18, 20  
22, 24 & 26

## PROPERTY SUMMARY

This well maintained and spacious ground floor split level flat, features a large reception room, separate kitchen and an additional WC, to the ground floor. To the first floor you'll find two larger then average and well-proportioned bedrooms, and a family bathroom suite, ensuring that morning routines are a breeze with two w/c's.

One of the standout features of this flat is the private rear garden, which is accessible directly off the lounge. Making it an attractive option for those with small or growing families

Belgrave Road, is located off Staines Road and Bath Road, which is within catchment to ofsted rated outstanding schools, both St. Michael & St. Martin Primary Schools and St. Marks Catholic School, are all within a short walk from the property. Residents will also enjoy easy access to local amenities, including shops, parks, and excellent transport links, making commuting to central London and surrounding areas a very straightforward affair.

Tenure : Leasehold 115 Years

Annual Ground Rent: £10

Annual Service Charge: £2,200 (Inclusive of Building Insurance & Gas Supply)

2

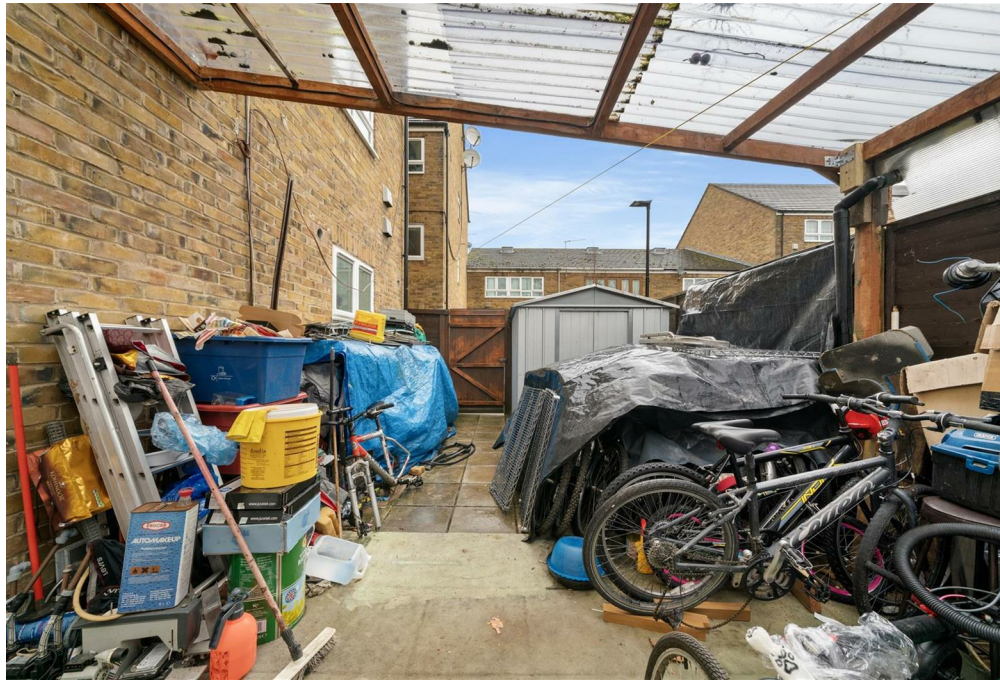


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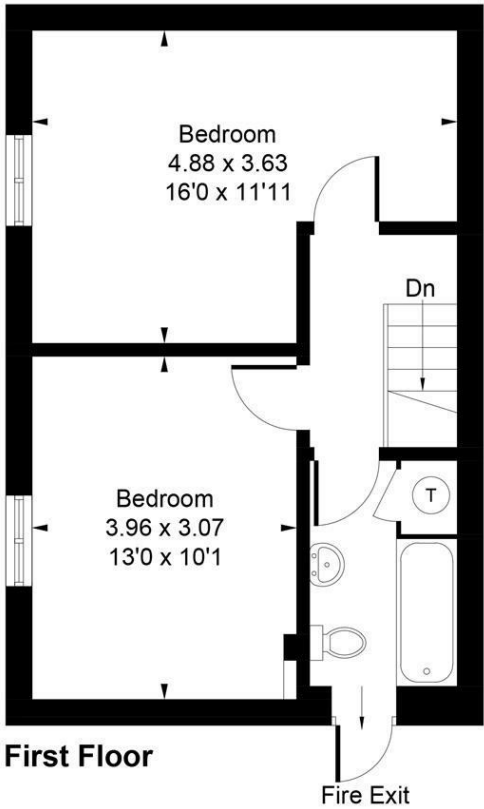
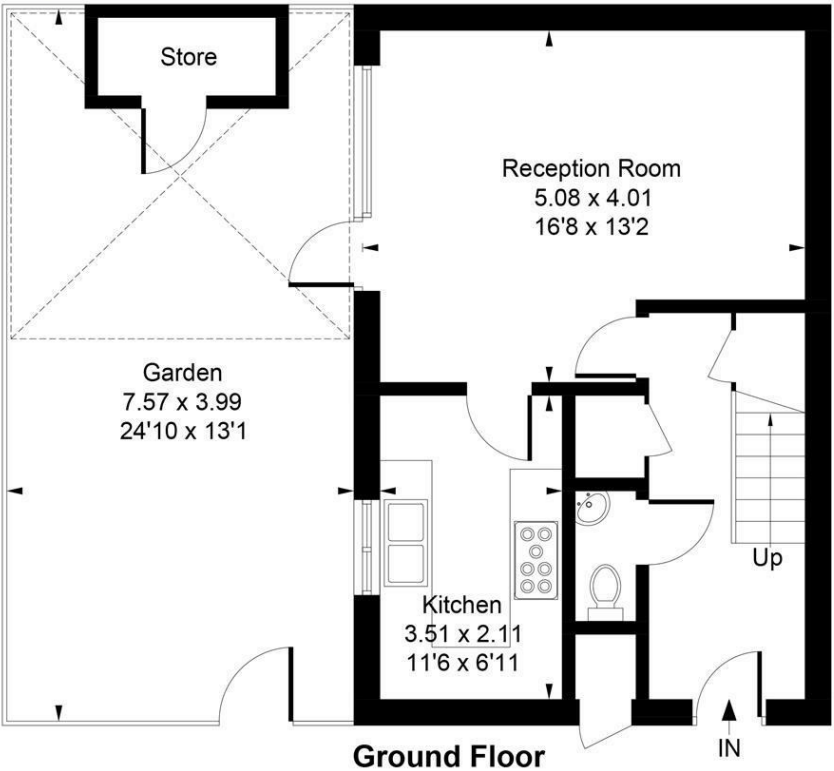
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Approximate Gross Internal Area = 76.12 sq m / 819 sq ft  
(Excluding Store)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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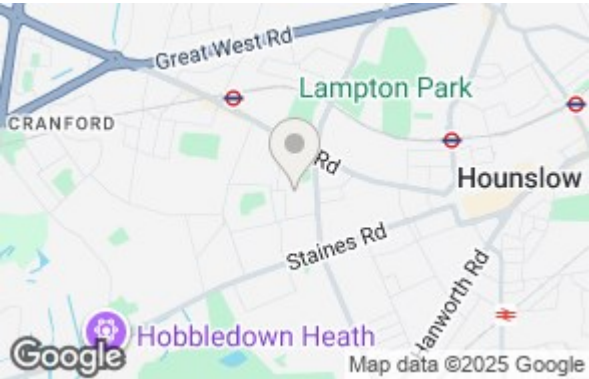
**LOCAL AUTHORITY**  
Hounslow

**TENURE**  
Leasehold

**COUNCIL TAX BAND**

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 72                      | 77        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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