

OFFERS IN EXCESS OF

**£305,000**

**Aldergrove Gardens**

Hounslow, TW3 3DL



## PROPERTY SUMMARY

This 2 bedroom third floor flat in Aldergrove Gardens, Hounslow, benefits from a large reception room, separate kitchen, newly fitted bathroom and two generous sized bedrooms.

One of the standout features of this property is the off-street parking, providing a rare advantage in this bustling area. With no onward chain, this flat presents an excellent opportunity for both first-time buyers and investors alike, allowing for a swift and hassle-free purchase.

Aldergrove Gardens is situated within a stones throw to Hounslow West Tube Station, commuting to central London and beyond is both easy and efficient. The surrounding area offers a variety of local amenities, including shops, parks, and schools, making it an ideal location for families and investors alike.

**\*Please Note\* :**

We have been advised by our client that the Lease Extension cost will be in the region of £5000 to £6000

Please contact us for more information.

2



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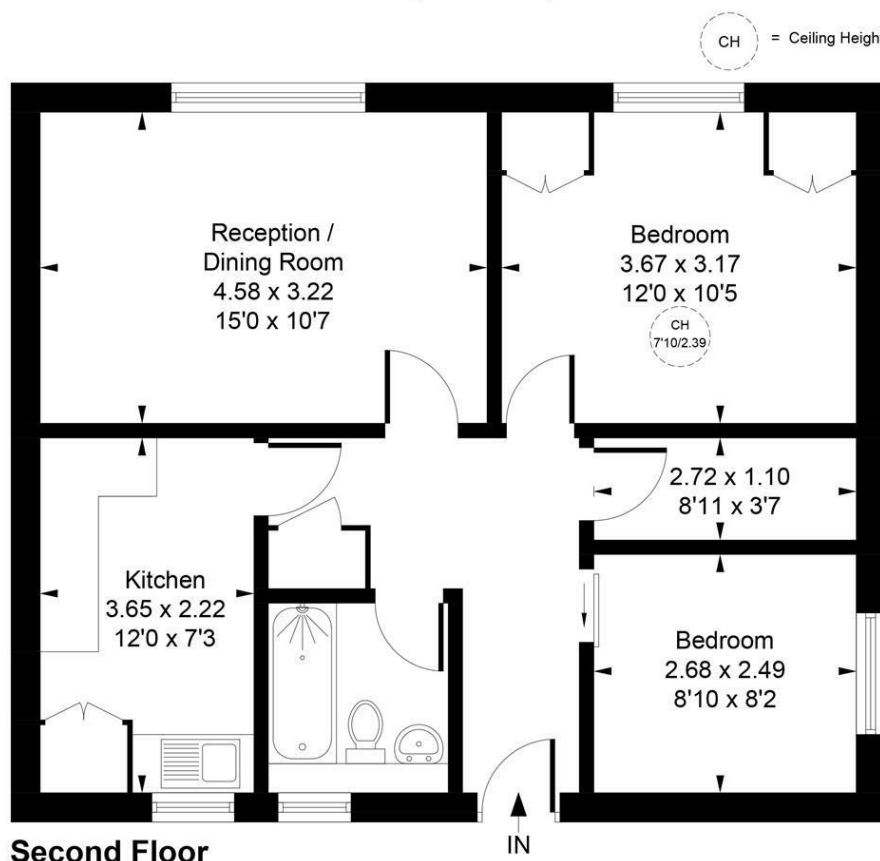




Approximate Gross Internal Area  
58.97 sq m / 635 sq ft



CH = Ceiling Height



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 Borough

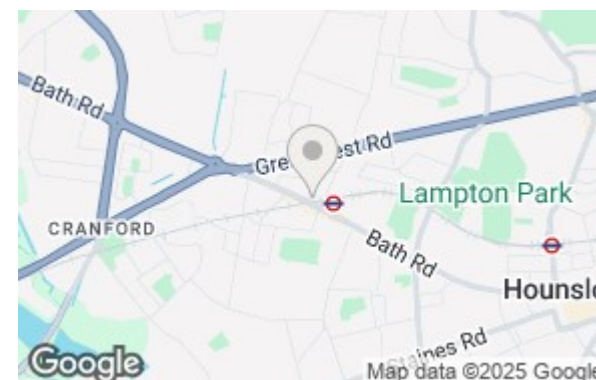
**TENURE**  
Leasehold

**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	79	79
(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	



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