

£407,000

Sutton Lane

Hounslow, TW3 4JW

PROPERTY SUMMARY

2-Bedroom First Floor Maisonette - Sutton Lane, Heston - 975 Years Lease

Shaw & Co are delighted to present this well-presented first floor maisonette situated in Sutton Lane Heston.

This Charming home boasts two spacious double bedrooms, kitchen with integrated appliances and a bright and airy reception room. The property comes with the added benefit of 975 Years, offering piece of mind for future ownership.

Externally you will find a private garage to the rear and a large garden perfect for outdoor entertaining.

Conveniently positioned with a bus stop right outside, this home offers excellent transport links, with simple access to Hounslow West Tube Station. Lampton park and a range of local shops, schools and amenities are all just a short walk away.

There is also potential to extend into the loft - STPP, providing scope to further enhance the property to suit your needs.

2



1



1





Approximate Gross Internal Area = 69.42 sq m / 747 sq ft

Shed = 15.87 sq m / 171 sq ft

Total = 85.29 sq m / 918 sq ft



LOCAL AUTHORITY

Hillingdon

TENURE

Leasehold

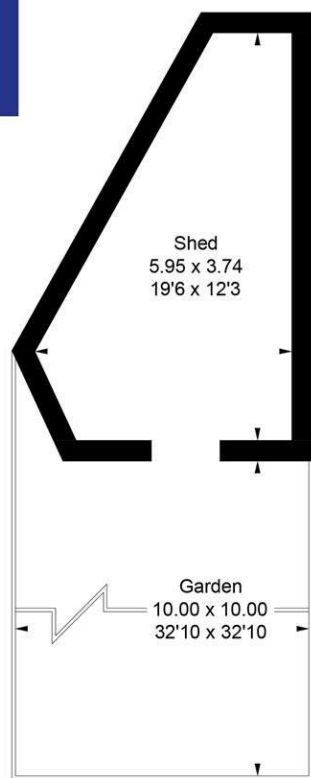
COUNCIL TAX BAND

C

VIEWINGS

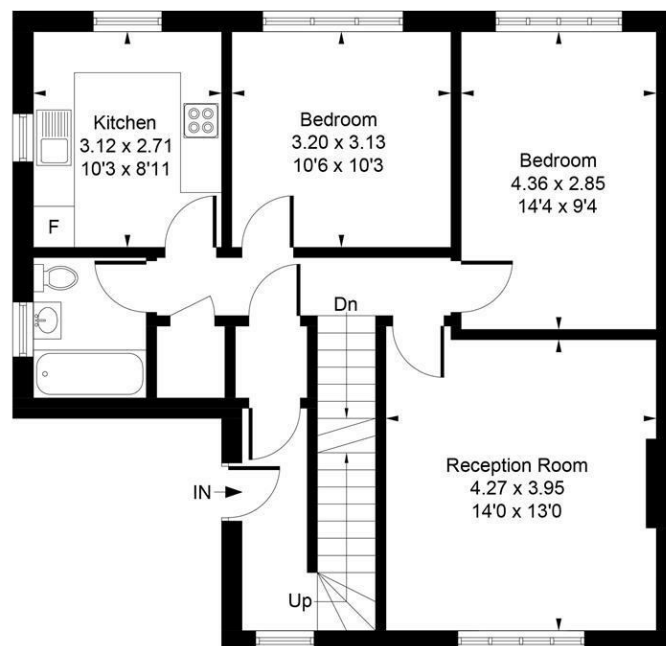
By prior appointment only

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



(Not Shown In Actual
Location / Orientation)

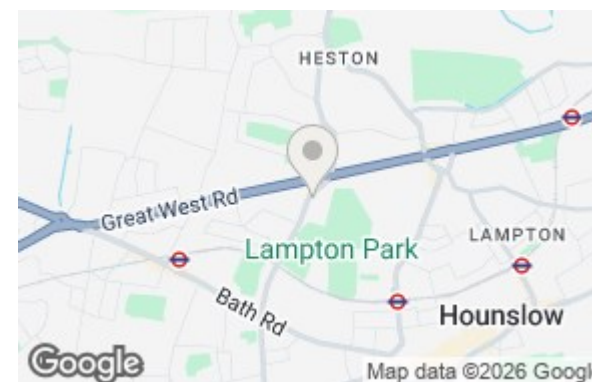
Ground Floor



First Floor

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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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