

# **PROPERTY SUMMARY**

An excellent opportunity to acquire a two-bedroom ground floor flat set within a popular residential area with easy access to local shops, schools, and transport links. The property offers a spacious lounge, modern kitchen, two bedrooms, and  $\varepsilon$  bathroom. Benefits include double glazing, electric heating, allocated parking, and communal gardens—ideal for first-time buyers or investors alike.

Lease Term: 970 years remaining Ground Rent: £0 - Peppercorn Service Charge: £1,400 p.a.



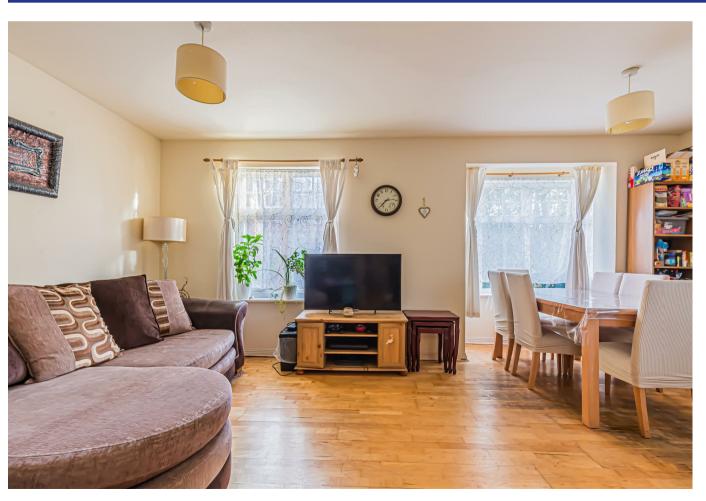


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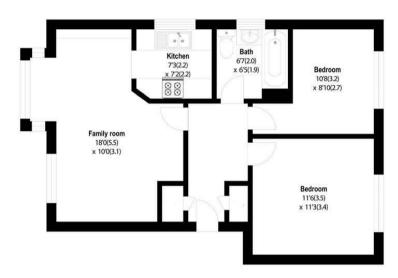




# **Nursery Gardens Tw4**

Approximate Gross Internal Area = 58 sq m/ 619 sq ft
Outside Buildings = 0 sq m/ 0 sq ft
Total = 58 sq m/ 619 sq ft
For identification only - Not to scale





# **GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards Produced for Shaw & Co

## **LOCAL AUTHORITY**

Hounslow

## **TENURE**

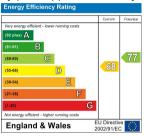
Leasehold

#### **COUNCIL TAX BAND**

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#### **VIEWINGS**

By prior appointment only





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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