

### Directions



### Viewings

Viewings by arrangement only. Call 01753593888 to make an appointment.

### EPC Rating

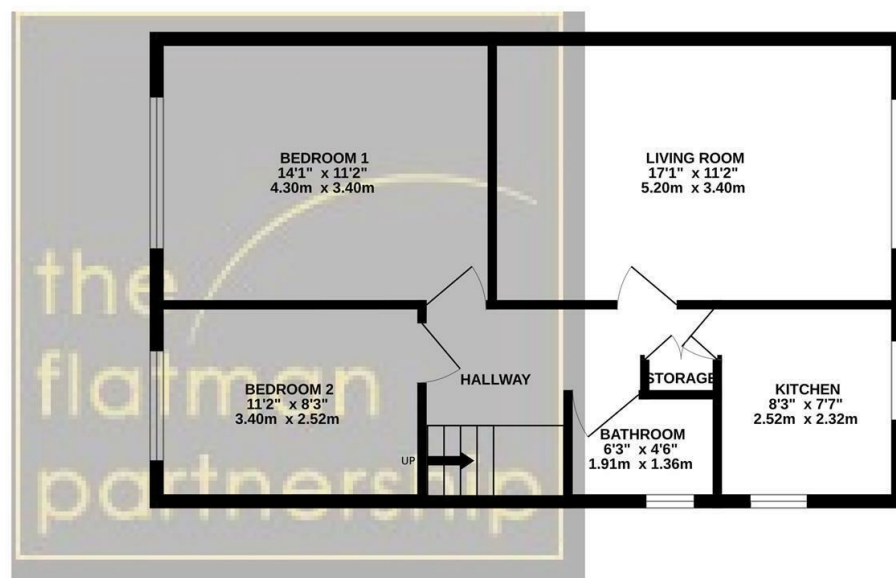
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(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	



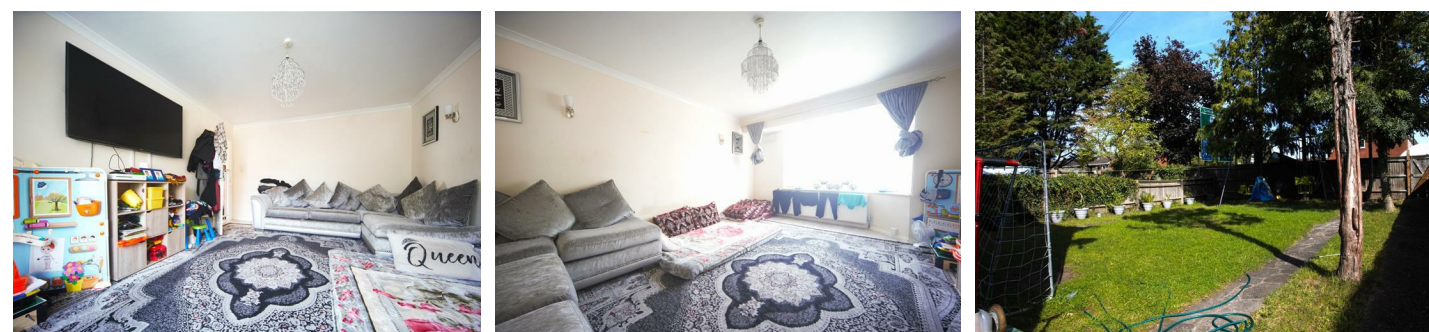
GROUND FLOOR  
34 sq.ft. (3.2 sq.m.) approx.

FIRST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



494a London Road, Slough, Berkshire, SL3 8QX

Price Guide £280,000

- Generous front Garden
- Short Distance from Heathrow Airport
- Two Bedroom Maisonette
- \*No Onward Chain\*
- No Service Charge & No Ground Rent
- Garage and Off Street Parking
- First Floor
- Lease of 125 Years
- Easy access to M4/ M25 Motorway Networks

## 494a London Road, Slough SL3 8QX

NO ONWARD CHAIN, two bedroom first-floor maisonette, with 125 YEAR LEASE, NO GROUND RENT or SERVICE CHARGE. Ideally located for HEATHROW AIRPORT & MOTORWAY NETWORKS. The property comes with a GARAGE and off-street parking as well as sole access to the front GARDEN. Ideal first purchase or investment opportunity.

### Full Description

The Flatman Partnership offers to the market with no onward chain, this spacious and rarely available two-bedroom maisonette, located a short distance from Heathrow Airport and provides easy access to the M4 & M25 motorway networks. Features include an entrance hall, spacious living area with front aspect bay windows, kitchen, two double bedrooms, family bathroom, spacious boarded loft, a garage, and access to generously sized front gardens. The property further benefits from a 125-year lease and no ground rent or service charge, making this an ideal first purchase or investment opportunity. Call us now to arrange an appointment.



Council Tax Band: C

