



**welcome to**

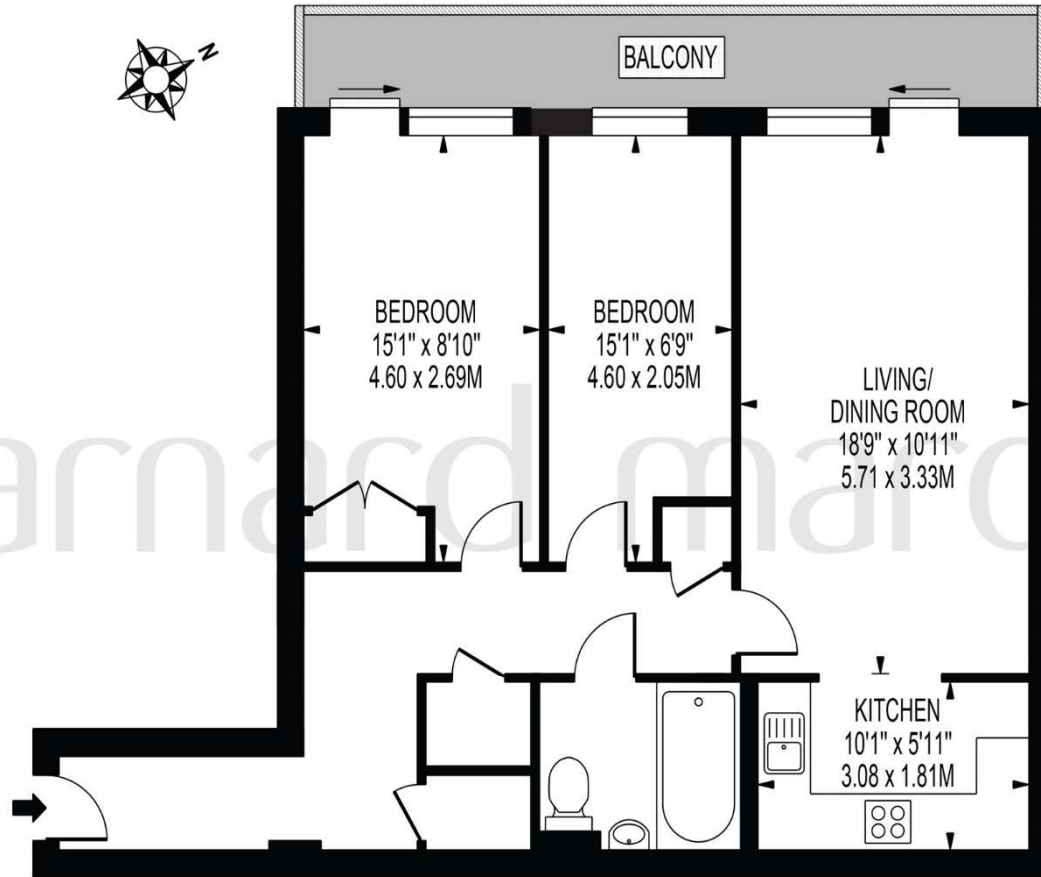
**Camellia House Tilley Road, Feltham**

Two-bedroom top-floor apartment in Camellia House, central Feltham, close to shops and Feltham Station. Features a long balcony with good views, bright living space, fitted kitchen, two bedrooms, lift access, and secure entry. Good condition throughout.



# CAMELLIA HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 718 SQ FT - 66.71 SQ M



SIXTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A well-presented one-bedroom apartment located in a modern development built in 2020, rarely available to the market and benefiting from the remainder of the NHBC warranty.

The property offers a generous entrance hall leading into a bright open-plan kitchen and living area, designed for practical everyday living. This space opens directly onto a private balcony with views over surrounding green space and the Longford River. The apartment further comprises a spacious double bedroom, a contemporary bathroom, and a separate utility cupboard providing useful additional storage.

Situated in Feltham town centre, the apartment is within easy walking distance of Feltham Mainline Station, offering direct services to London Waterloo in under 30 minutes, as well as connections towards Windsor and Reading. Local amenities include supermarkets, high street retailers, a GP surgery, library, and Reach Academy, rated Outstanding by Ofsted. Bus routes serve Ashford, Heathrow, Kingston, and Hounslow, with Hatton Cross Underground Station (Piccadilly Line, Zone 6) also within close proximity.

Nearby green spaces include Glebelands Playing Fields, offering a convenient balance between town centre living and outdoor space.

welcome to

## Camellia House Tilley Road, Feltham

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LONG BALCONY
- GOOD VIEWS
- CENTRAL FELTHAM LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2557.20

Ground Rent: 452.64

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£255,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL113340](https://barnardmarcus.co.uk/Property/FEL113340)



Property Ref:  
FEL113340 - 0003

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barnard marcus



**020 8890 4037**



[Feltham@barnardmarcus.co.uk](mailto:Feltham@barnardmarcus.co.uk)



4 Parkfield Parade, High Street, FELTHAM,  
Middlesex, TW13 4HJ



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**