



Leslie  
& Co.

WOODLANDS GROVE, ISLEWORTH, TW7

Guide Price: **£400,000**



Leslie & Co





## About the property

What the owners love:

What we've loved most about living here is the feeling of having the best of both worlds. The Woodlands has such a genuine village atmosphere - we know our neighbours, there's always something going on at the village hall, and it's just a really warm, friendly place to be. It feels calm and tucked away, but then you realise you're only about 30 minutes from central London, which has been incredibly convenient.

The flat itself has always felt really special to us. It's so light and bright throughout the day, and the period features give it a character that's hard to find - it never felt like just another flat when we first saw it, and that hasn't changed.

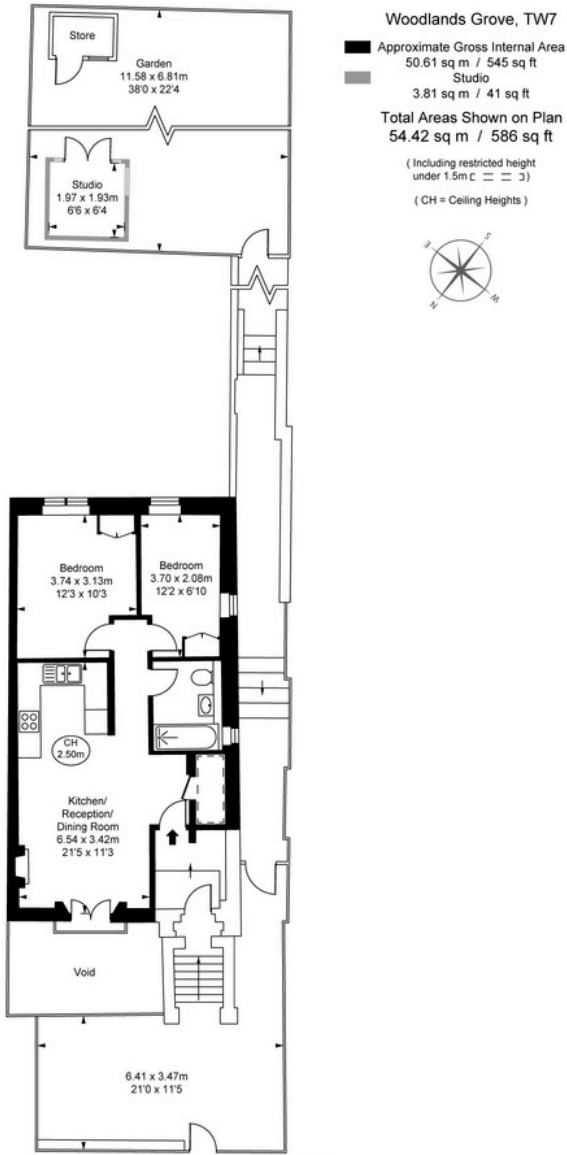
Our garden is probably what we'll miss the most. In the summer especially, we spend most evenings out there - it ends up feeling like an extra living space. Sitting out in the hot tub at the end of the day, it's very easy to forget you're still in London.

## Key features

- Stunning period conversion flat
- Perfect blend of character and modernness
- Beautiful expansive walled garden
- Pretty and historic tree-lined street
- Spectacular natural light throughout
- Buyer information pack available
- Excellent amenities and riverside areas nearby
- Secure with Reservation or Deposit Agreement

## Material information

- Tenure - Share of Freehold
- Council Tax Amount - £1814.24 (Band C)
- **Guide Price - £400,000**
- Lease Start Date - 24/06/2013
- Lease Duration - 999 years
- Lease Years Remaining - 986 years
- Service Charge - None
- Ground Rent - None



### Woodlands Grove, TW7

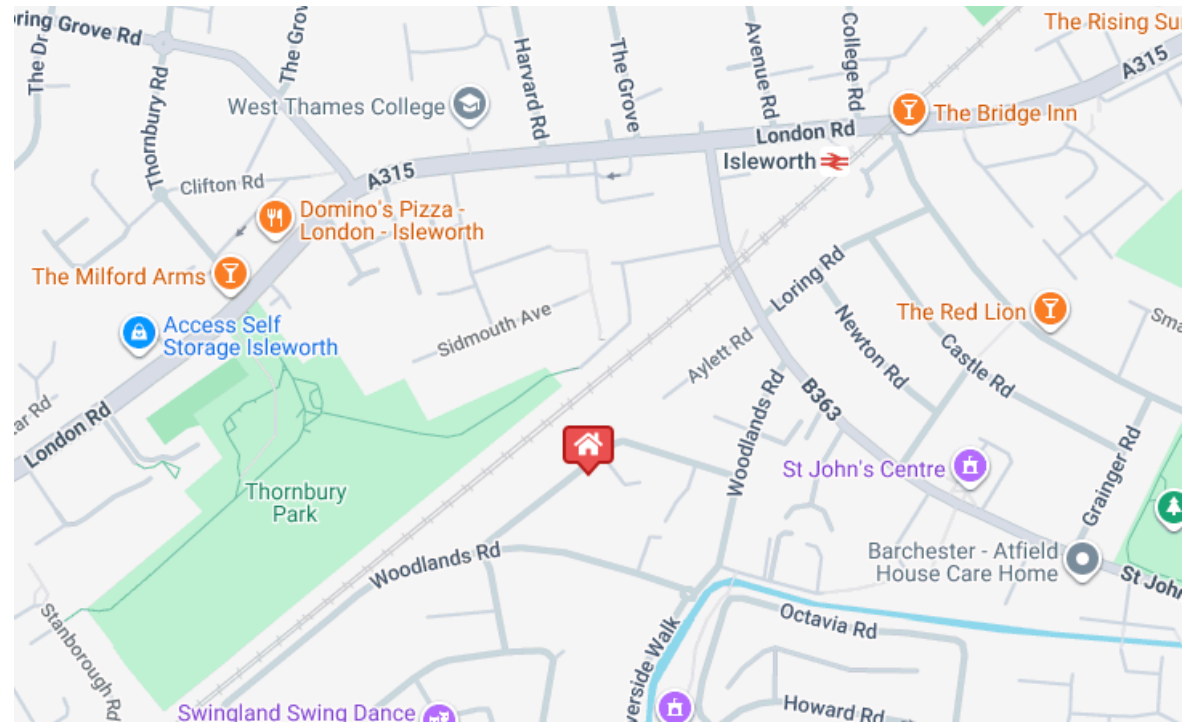
- Approximate Gross Internal Area  
50.61 sq m / 545 sq ft
- Studio  
3.81 sq m / 41 sq ft
- Total Areas Shown on Plan  
54.42 sq m / 586 sq ft
- (Including restricted height under 1.5m [---])
- (CH = Ceiling Heights)



Raised Ground Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the BICM Code of Measuring Practice.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

