

**£385,000**

**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.

Tenure: Leasehold 975 Years  
Annual Ground Rent: £100  
Annual Service Charge: Nil

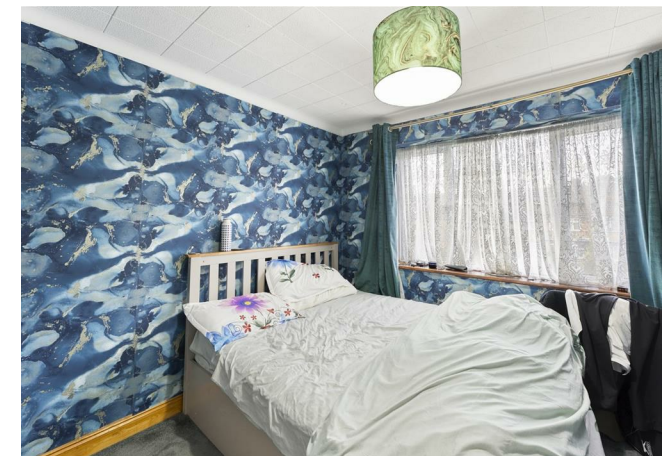
2



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

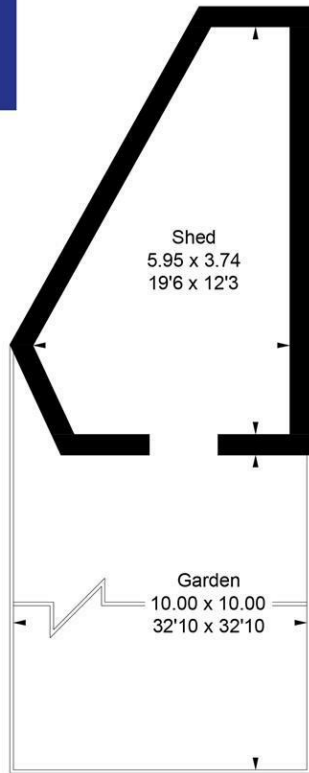
**COUNCIL TAX BAND**

C

**VIEWINGS**

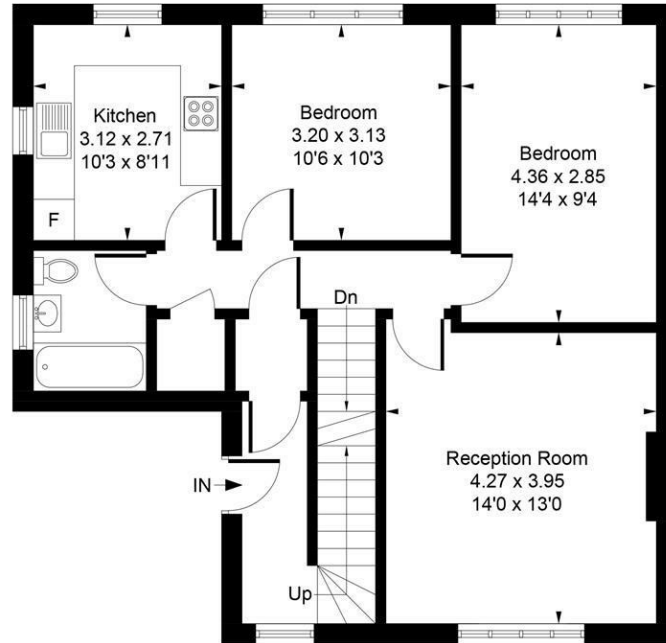
By prior appointment only

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	

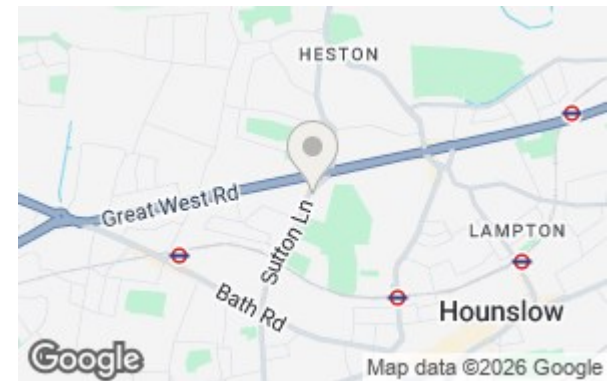


(Not Shown In Actual Location / Orientation)

**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

**Shaw & Co**  
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