

# ANTHONY JAMES MANSER

Residential Sales & Lettings



## Sidmouth Avenue

Isleworth, TW7 4FQ

**£310,000**

Leasehold

Council Tax Band C

OUR VENDOR IS OPEN TO REASONABLE OFFERS PLEASE CONTACT US TO DISCUSS.

A beautifully presented ground floor one bedroom apartment situated in this superb development on the doorstep of Central London, with great transport links from nearby Isleworth mainline station (serving London Waterloo) Osterley tube (Piccadilly Line to Central London and Heathrow) and several main bus routes, Grove House is situated in the centre of historic Isleworth, within walking distance from the river Thames, Thornbury, Syon and Osterley (National Trust) local parks and many convenient shops, schools, restaurants and cafes. Expertly designed, with superior thermal performance construction and double glazed, this stylish apartment one bedroom and spacious lounge with dining area opening to a private terrace is equipped with a modern kitchen with contemporary units, integrated appliances and a luxury, fully tiled bathroom with designer sanitary ware and fittings and high pressure shower. Offering spacious carpeted bedroom with built in wardrobe and living area with laminate flooring, personal post box, colour screen video door entry /intercom system, CCTV and allocated parking space in secure gated car park.

Lease Details: 125 years from 25.12.2016 116 years approximately remaining  
Ground Rent: £400.00 per annum approximately  
Service Charge: £2,000.00 per annum approximately

Dimensions: Living Space 7.9m x 3.3m Bedroom 3.6m x 3.2m Total: 50.1 sqm/539 sqft  
External Terrace 13 sqm/140sqft

- OUR VENDOR IS OPEN TO REASONABLE OFFERS PLEASE CONTACT US TO DISCUSS.
- Ground Floor One Bedroom Apartment
- Open Plan Lounge, Dining Area and Fully Fitted Kitchen
- Modern Fully Tiled Bathroom
- Benefits Private Terrace
- Gated Allocated Parking Space
- Double Glazed Windows
- Within Walking Distance to Isleworth Station Serving Waterloo
- Close to Local Shops and Cafes
- Video Door/Intercom System

### Viewing

Please contact our Sales Office on 020 8847 0488 if you wish to arrange a viewing appointment for this property or require further information.



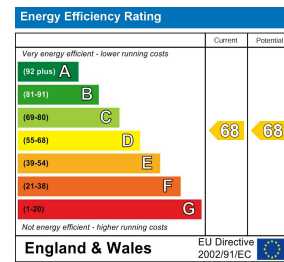
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.