



**Braybourne Drive, Osterley, TW7 5DZ**  
**Guide Price £272,500**

**DBK**  
ESTATE AGENTS



## Braybourne Drive, Osterley, TW7 5DZ Guide Price £272,500

Offered with No Onward Chain, this well-presented top floor apartment is perfectly positioned within walking distance of Osterley Station.

The property features a spacious double bedroom, a light-filled reception room, a separate kitchen, and a family bathroom, along with ample storage throughout.

Set within a well-maintained development, residents can enjoy the use of attractive communal gardens, an allocated parking space and a 111 years lease.

Set moments from Osterley Park offering a feel of the countryside in this suburban commuter town as well as being ideally situated 0.5 miles from Osterley Underground Station and surrounded by an ample array of local amenities and reputable schools such as Nishkam School West London, The Green School for Girls and Isleworth and Syon School for Boys. The A4/M4 can be found just a stones throw away in addition to direct bus links into neighbouring towns.

## Key Features

- No Onward Chain
- Top Floor Apartment
- One Double Bedroom
  - Reception Room
  - Kitchen
- Family Bathroom
  - Ample Storage
  - 111 Years Lease
- Communal Gardens + Allocated Parking
- Walking Distance to Osterley Station



### Lease

111 years remaining

### Service Charge

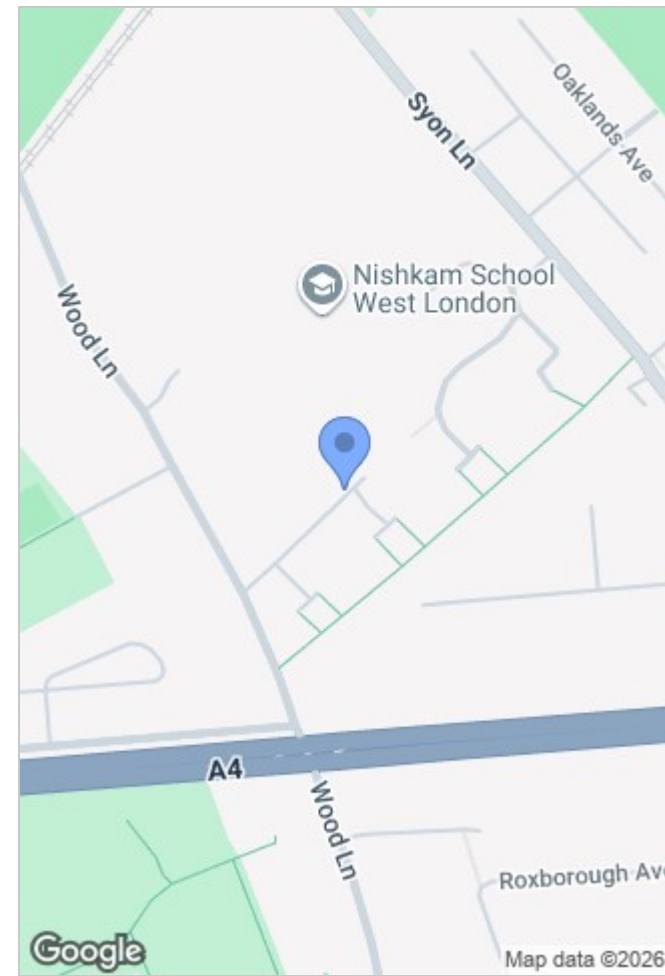
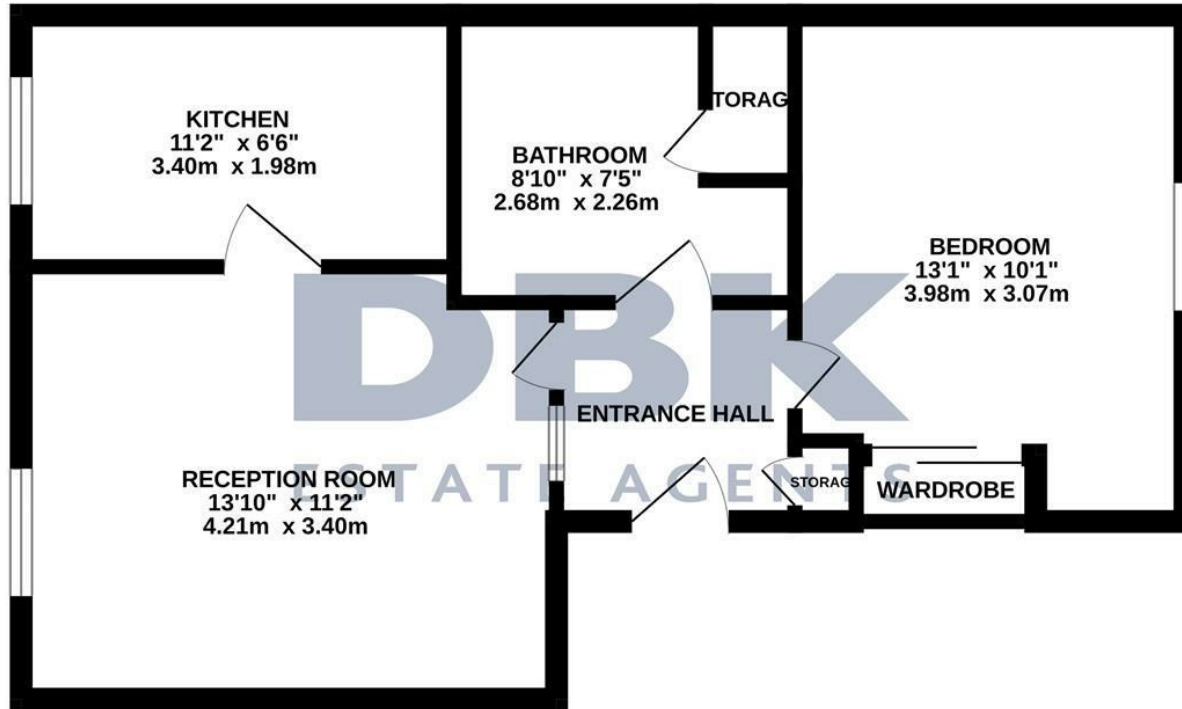
£1,380 per annum (includes buildings insurance)

### Ground Rent

£50 per annum



463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 463 sq.ft. (43.0 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.  
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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		68	72
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	