



**Hanworth Road, Whitton Hounslow TW4 5NY**

**welcome to**

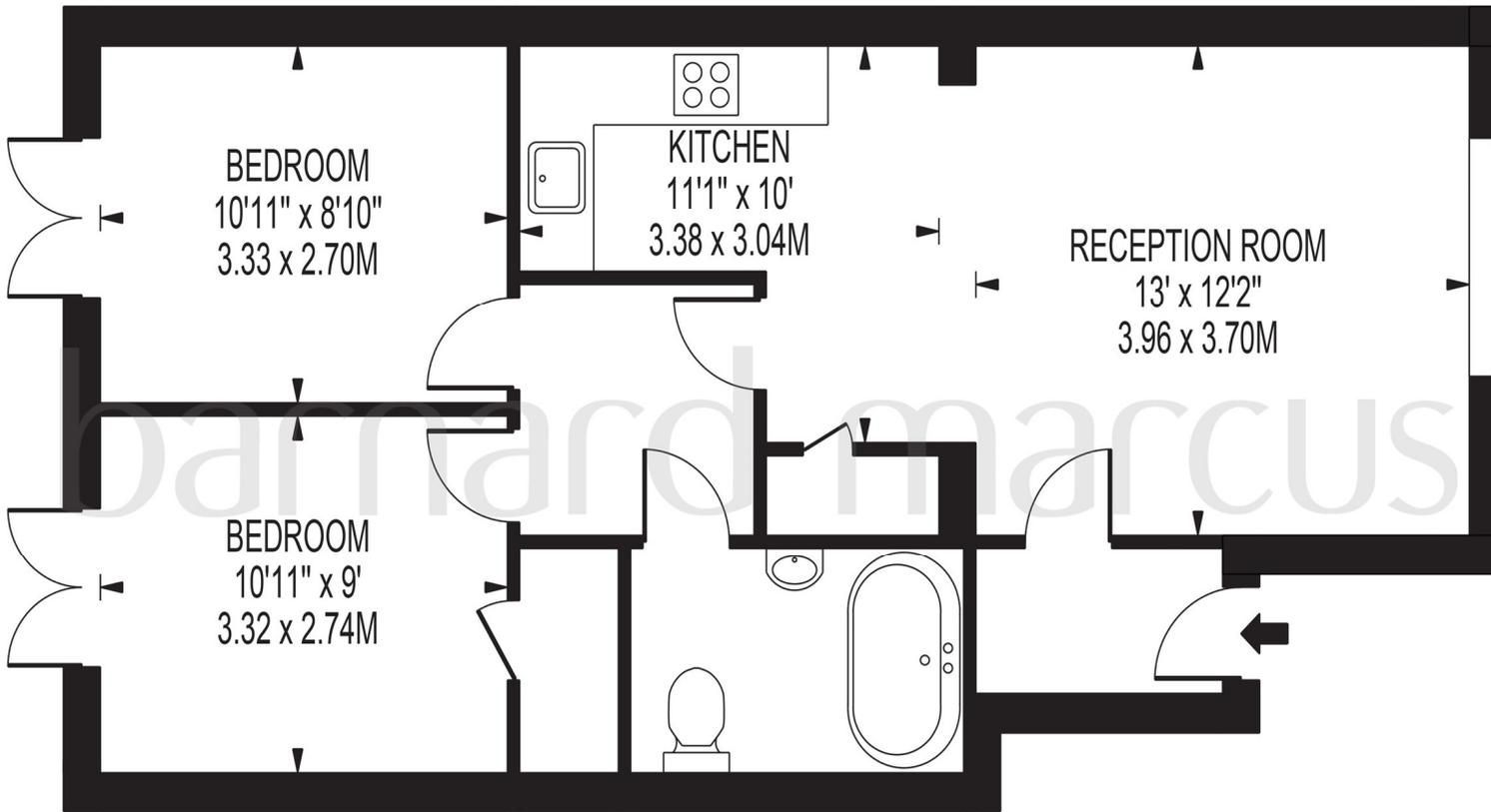
**Hanworth Road, Whitton Hounslow**

This well-presented two-bedroom ground floor maisonette with private rear garden on Hanworth Road. Bright and airy throughout with a new kitchen, patio doors from both bedrooms, ample storage, and on-street parking. Offered with a long 116-year lease.



# HANWORTH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 605 SQ FT - 56.19 SQ M



## GROUND 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 maintained and spacious two-bedroom ground floor maisonette, ideally located on Hanworth Road. The property offers bright and airy accommodation throughout, featuring a modern newly fitted kitchen and generous room sizes.

Both bedrooms benefit from patio doors leading directly onto a private rear garden, creating a wonderful indoor-outdoor living space. The main bedroom also boasts a large built-in storage area, adding practicality.

Externally, the property enjoys a private garden ideal for relaxing or entertaining, along with convenient on-street parking. The property is offered with a healthy remaining lease of approximately 116 years.

Hanworth Road is well positioned for local shops, schools and amenities, with excellent transport links nearby. Frequent bus routes provide easy access to Hounslow town centre and surrounding areas, while nearby underground stations offer direct connections into Central London and Heathrow Airport.

welcome to

## Hanworth Road, Whitton Hounslow

- TWO BEDROOM GROUND FLOOR MAISONETTE
- PRIVATE REAR GARDEN
- NEWLY FITTED KITCHEN
- BRIGHT & AIRY THROUGHOUT
- PATIO DOORS FORM BOTH BEDROOMS
- LARGE BUILT-IN STORAGE SPACE
- ON STREET PARKING
- 116 YEAR LEASE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 700.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



**view this property online** [barnardmarcus.co.uk/Property/FEL113570](https://www.barnardmarcus.co.uk/Property/FEL113570)



Property Ref:  
FEL113570 - 0002

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Please note the marker reflects the postcode not the actual property



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