



**Shaw
& Co**
ESTATE
AGENTS

£395,000

Lancaster House

Isleworth, TW7 5FJ

PROPERTY SUMMARY

This property is currently under offer at £395,000.

Anyone wishing to make an offer over and above this amount should contact the selling agents Shaw & Co on 0208 570 7258 prior to the exchange of contracts.

A stylish and spacious 2 bedroom, 2 bathroom ground floor apartment set within the prestigious Lancaster House. A striking and historic building located in the heart of Isleworth. The property offers comfortable and convenient living with well-proportioned accommodation, ideal for first-time buyers, downsizers, or investors alike.

This ground floor flat benefits from generous room sizes, with two double bedrooms located lower ground with two modern bathrooms providing practicality and comfort. The accommodation includes a welcoming entrance hallway/reception, and a contemporary kitchen with a separate utility room.

The property forms part of a secure gated development with communal gardens and an allocated parking space, combining the charm of a period building with the convenience of modern living. Lancaster House is known for its distinctive architectural character and attractive setting, offering a unique residential environment in a sought-after London suburb.

Lancaster House is a Grade II listed building set within a secure, gated estate on Borough Road. The building's notable period features and architectural style create an elegant backdrop for contemporary apartment living. Residents benefit from communal landscaped gardens and allocated parking an increasingly rare amenity in urban London locations.

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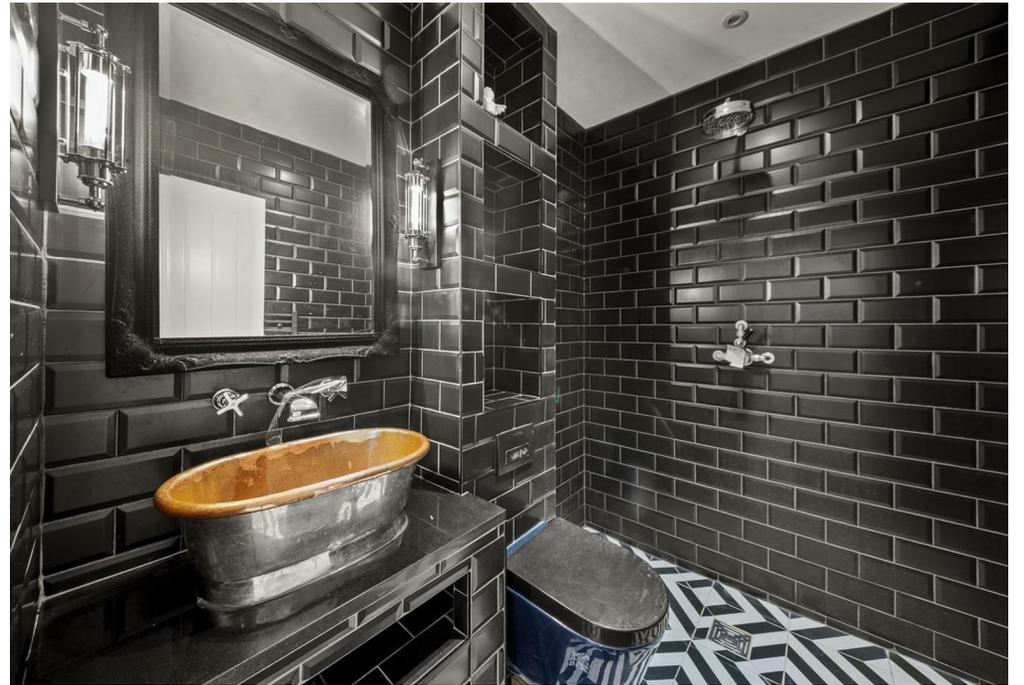


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2



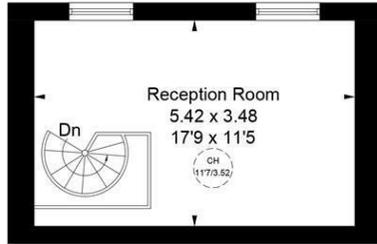




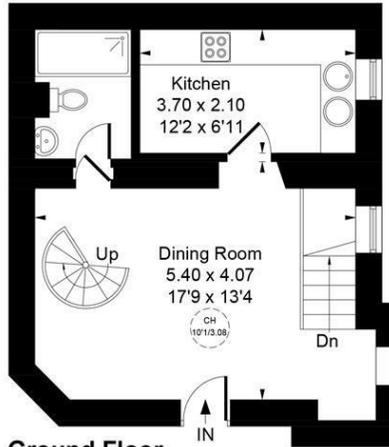
Approximate Gross Internal Area
118.02 sq m / 1270 sq ft



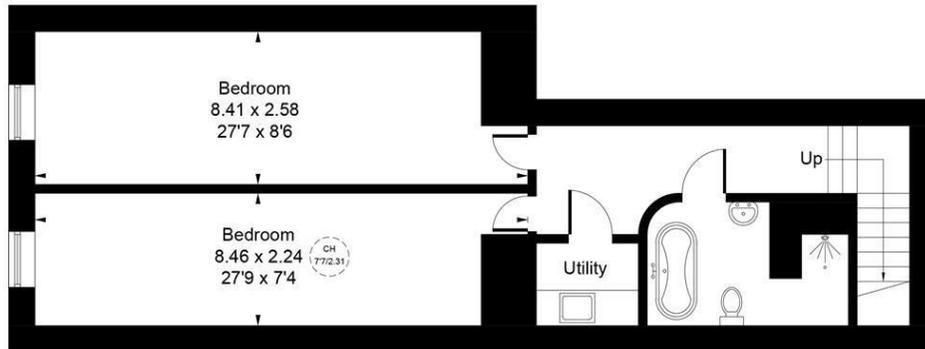
CH = Ceiling Height



First Floor



Ground Floor



Lower Ground 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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LOCAL AUTHORITY

Hounslow

TENURE

Leasehold

COUNCIL TAX BAND

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 | | 59 | 74 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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

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