



**The Annex Cromwell Road, Feltham TW13 5AS**

**welcome to**

**The Annex Cromwell Road, Feltham**

Modern three bedroom maisonette in The Annex on Cromwell Road near Feltham Station. Built in 2023 with around eight years NHBC warranty remaining, it offers open plan living with two bedrooms on the first floor and a spacious top floor bedroom with family bathroom and private entrance.

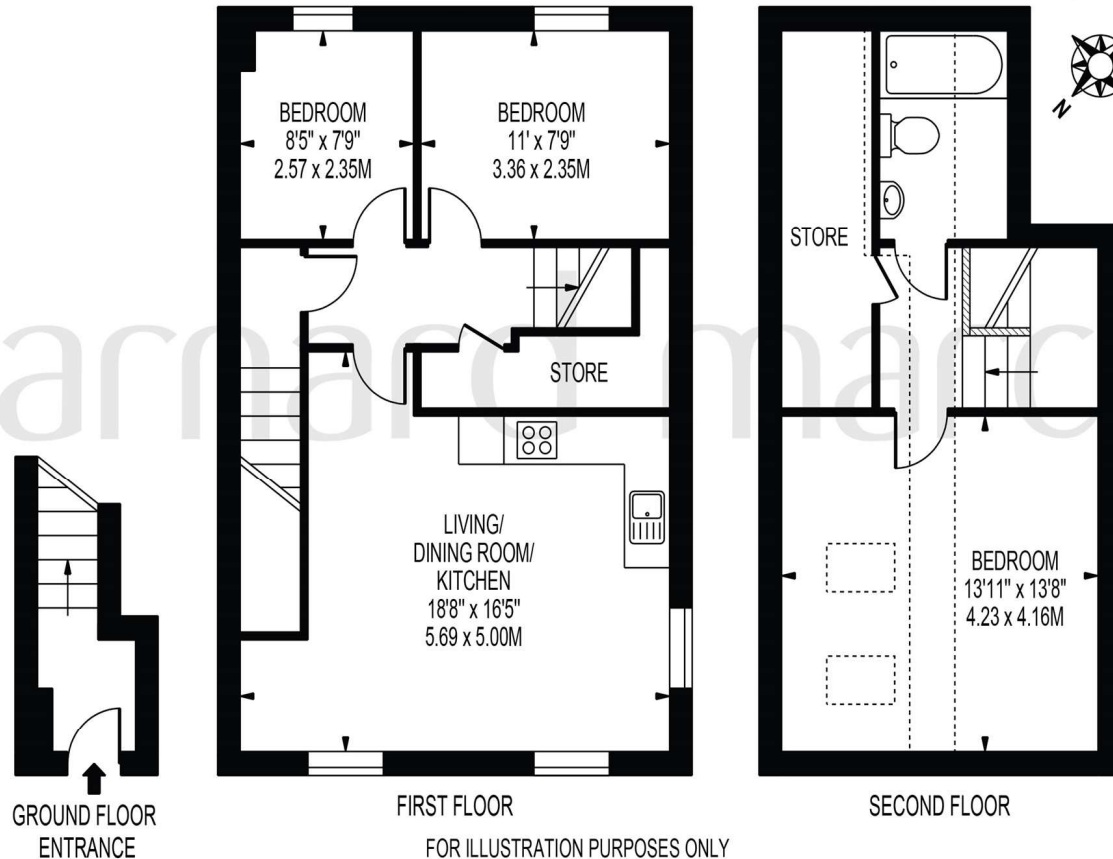


## THE ANNEX, CROMWELL ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **959 SQ FT - 89.09 SQ M**

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **296 SQ FT - 27.48 SQ M**



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 modern three bedroom first floor maisonette located in The Annex on Cromwell Road, offering approximately 959 sq ft of internal space. Built in 2023, the property is arranged over two levels and benefits from an NHBC warranty with around eight years remaining. The first floor features a bright and spacious open plan living, dining and kitchen area, along with two bedrooms and useful storage space. The top floor comprises the largest bedroom and the family bathroom, providing a private and comfortable retreat. With its own private entrance and a well-planned layout, this property offers a blend of modern design, practicality and convenience, making it an ideal home for families or professionals.

welcome to

## The Annex Cromwell Road, Feltham

- NO CHAIN
- THREE BEDROOM MAISONETTE
- MODERN AND WELL MAINTAINED THROUGHOUT
- FIRST FLOOR
- OPEN PLAN KITCHEN / DINING ROOM
- LONG LEASE
- CLOSE TO FELTHAM HIGH STREET
- CLOSE TO FELTHAM MAINLINE STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1894.74

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £375,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/FEL113338](https://www.barnardmarcus.co.uk/Property/FEL113338)



Property Ref:  
FEL113338 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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