



15 Cecil Road, Hounslow, TW3 1NU
Guide Price £275,000

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This chain-free first-floor maisonette offers a fantastic opportunity for both first-time buyers and investors, boasting approximately 650 sq. ft. and a brand-new 999 years lease on completion.

The property has two generous double bedrooms, a reception room, a separate fitted kitchen, and a stylish family bathroom with WC. Additional benefits include loft space with potential to extend (stpp).

Undoubtedly located in a prime location of Hounslow with just seconds of a walk to Hounslow East Station (Piccadilly line) and the 24 Hour Asda Superstore. Also situated a stones throw away are a magnitude of amenities including the Treaty shopping centre, restaurants and bars places on Hounslow High Street. Reputable schools such as Alexandra Primary School and Lampton Academy scoring OUTSTANDING by OFSTED.



Key Features

- Chain Free
- Walking Distance to Hounslow East Station
- First Floor Maisonette
- Two Double Bedrooms
- Separate Reception Room
 - Separate Kitchen
 - Family Bathroom/ WC
- New 999 Years Lease on Completion
 - Circa 650 Sq.Ft
 - Loft Space Included



Lease

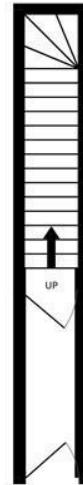
New 999 years lease on completion

Ground Rent

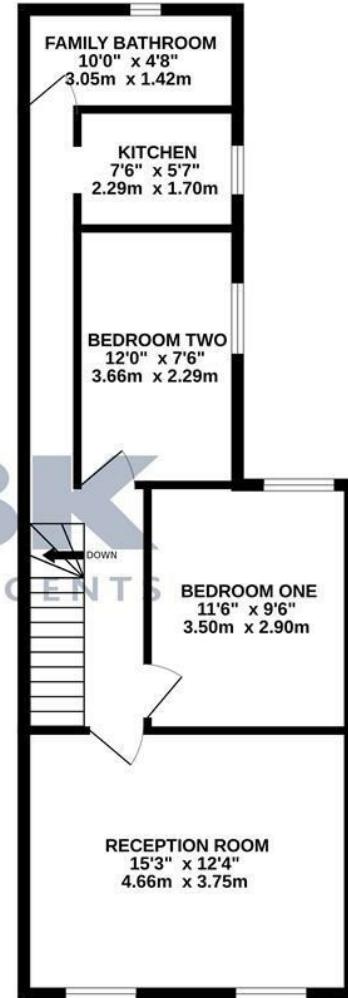
NIL

GROUND FLOOR
63 sq ft (5.8 sq m) approx.

FIRST FLOOR
587 sq ft (54.5 sq m) approx.



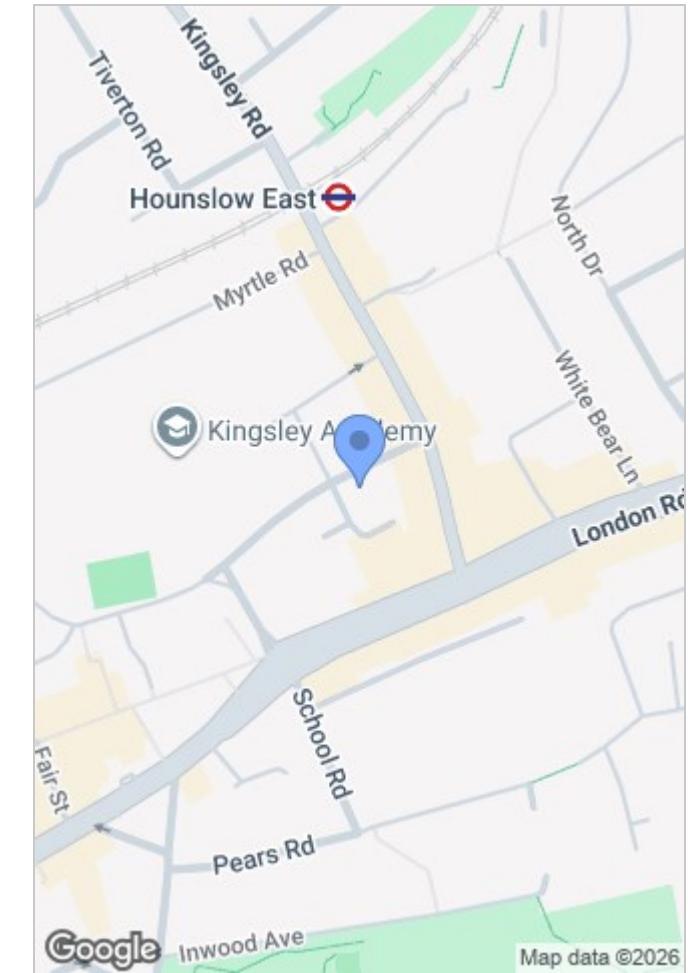
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TOTAL FLOOR AREA: 650 sq ft. (60.4 sq m.) approx.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	