



OFFERS IN EXCESS OF

£265,000

Nursery Gardens

Hounslow, TW4 5EY

LT68 BXA

PROPERTY SUMMARY

An excellent opportunity to acquire a two-bedroom ground floor flat set within a popular residential area with easy access to local shops, schools, and transport links. The property offers a spacious lounge, modern kitchen, two bedrooms, and a bathroom. Benefits include double glazing, electric heating, allocated parking, and communal gardens—ideal for first-time buyers or investors alike.

Lease Term: 970 years remaining

Ground Rent: £0 - Peppercorn

Service Charge: £1,400 p.a.

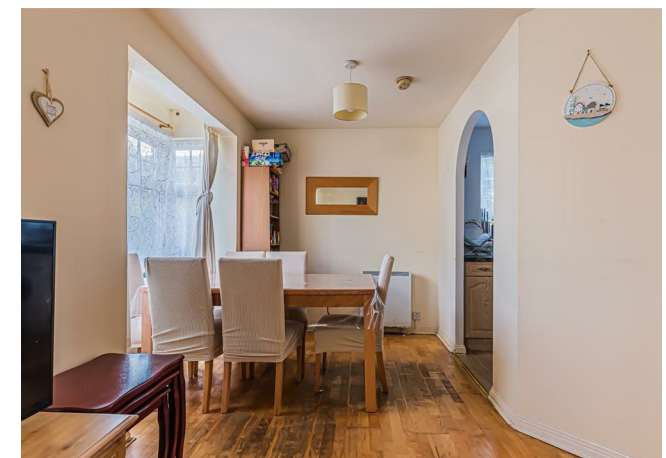
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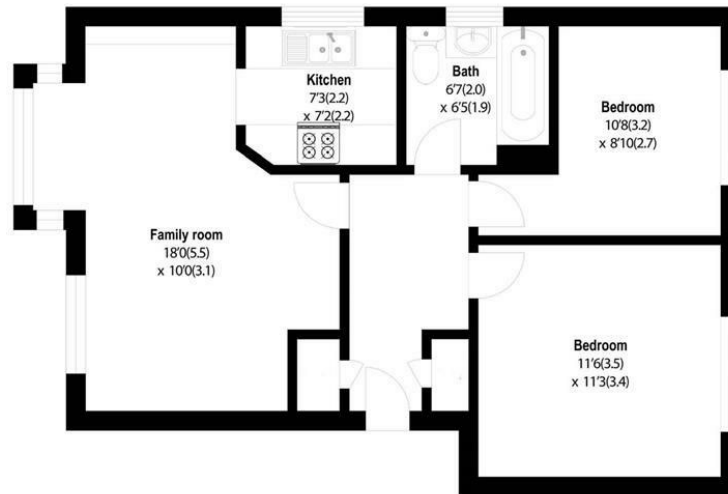
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Nursery Gardens Tw4

Approximate Gross Internal Area = 58 sq m/ 619 sq ft
 Outside Buildings = 0 sq m/ 0 sq ft
 Total = 58 sq m/ 619 sq ft
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards
 Produced for Shaw & Co

LOCAL AUTHORITY

Hounslow

TENURE

Leasehold

COUNCIL TAX BAND

D

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	68	77
(39-54) E		
(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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