

# ANTHONY JAMES MANSER

Residential Sales & Lettings



## Algar Close Isleworth, TW7 7AQ **£359,950** Leasehold Council Tax Band C

Away from the main roads, this delightful two-bedroom, purpose-built, first floor flat is located down the quiet road of Algar Close, Isleworth. The property features two spacious bedrooms, a sizeable reception room and bathroom as well as including the shared balcony and communal outside space. The property also benefits from unallocated off-street parking and presents an excellent opportunity for first-time buyers.

Situated close to local amenities, this flat is ideally positioned for those who appreciate convenience. A variety of shops and cafes are just a short stroll away, making it easy to enjoy the vibrant community. Additionally, excellent transport links are nearby, allowing for effortless travel to central London and into Richmond.

With its appealing features and prime location, this flat in Isleworth is sure to attract interest. Do not miss the chance to make this lovely apartment your new home.

Lease: 125 years from 19th May 2006  
Service charge approximately: £1,000 pa  
Ground Rent approximately: £200 pa

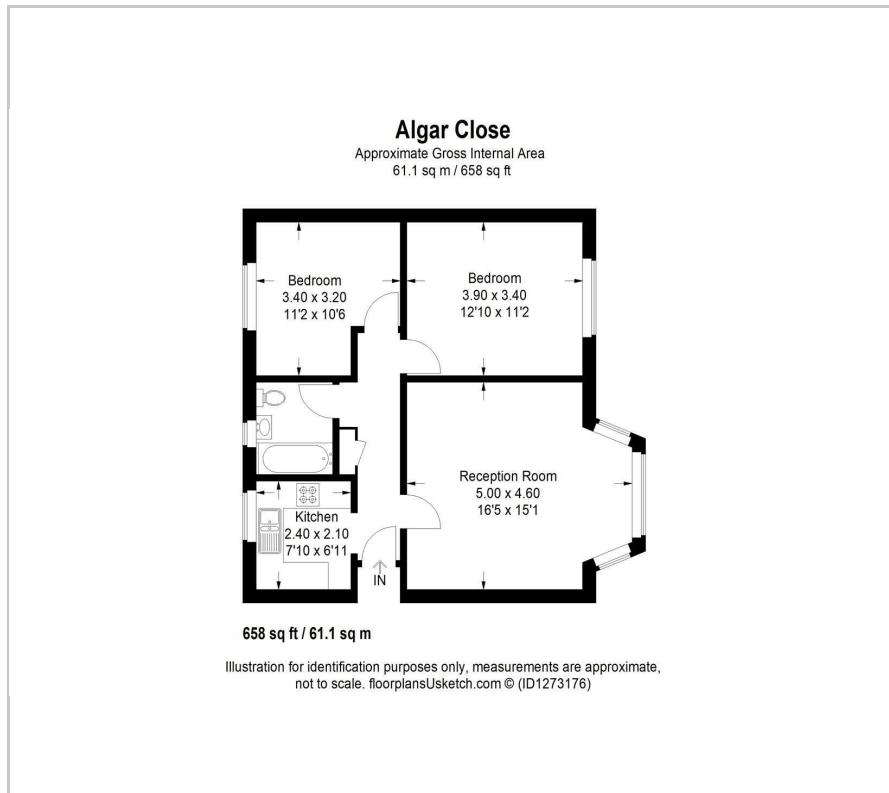
### Viewing

Please contact our Sales Office on 020 8847 0488 if you wish to arrange a viewing appointment for this property or require further information.

- Situated in an Excellent and Convenient Residential Location
- First Floor Purpose Built Flat
- 2 Spacious Bedrooms
- Sizeable Reception Room
- Shared Balcony and Communal Outside Space
- Double Glazed Windows
- Gas Central Heating
- Close to Local Amenities
- Perfect for First Time Buyers
- Easy Access to Transport for St Margarets and Richmond



## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                                 |  | Current         | Potential |
|--|--|-----------------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) |  | A               | 77        |
| (81-91)  |  | B               |           |
| (69-80)  |  | C               |           |
| (55-68)  |  | D               | 58        |
| (39-54)  |  | E               |           |
| (21-38)  |  | F               |           |
| (1-20)   |  | G               |           |
| Not energy efficient - higher running costs              |  |                 |           |
| EU Directive 2002/91/EC                                  |  | England & Wales |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.