

£290,000

Memorial Close

Hounslow, TW5 0LN

PROPERTY SUMMARY

Offered to the market with no onward chain this well proportioned two bedroom second floor flat is situated in a residential area of Heston. The property offers a practical layout with generously sized rooms, making it an ideal choice for first time buyers, families or investors.

The accommodation comprises a welcoming entrance hall leading to a spacious reception / dining room providing ample space. There is a separate kitchen, together with two well proportioned bedrooms. The property boasts mostly triple glazed & some double glazed windows (Tilt & Turn) offering excellent practicality as well as enhanced insulation and noise reduction. The flat is completed by a family bathroom and useful internal storage.

Memorial Close is conveniently positioned for Heston's local shops, amenities, schools & green spaces. This property represents an excellent opportunity and early viewing is highly recommended.

Tenure: Leasehold 940 Years

Annual Ground Rent: Nil

Annual Service Charge: 1638.04

2



1

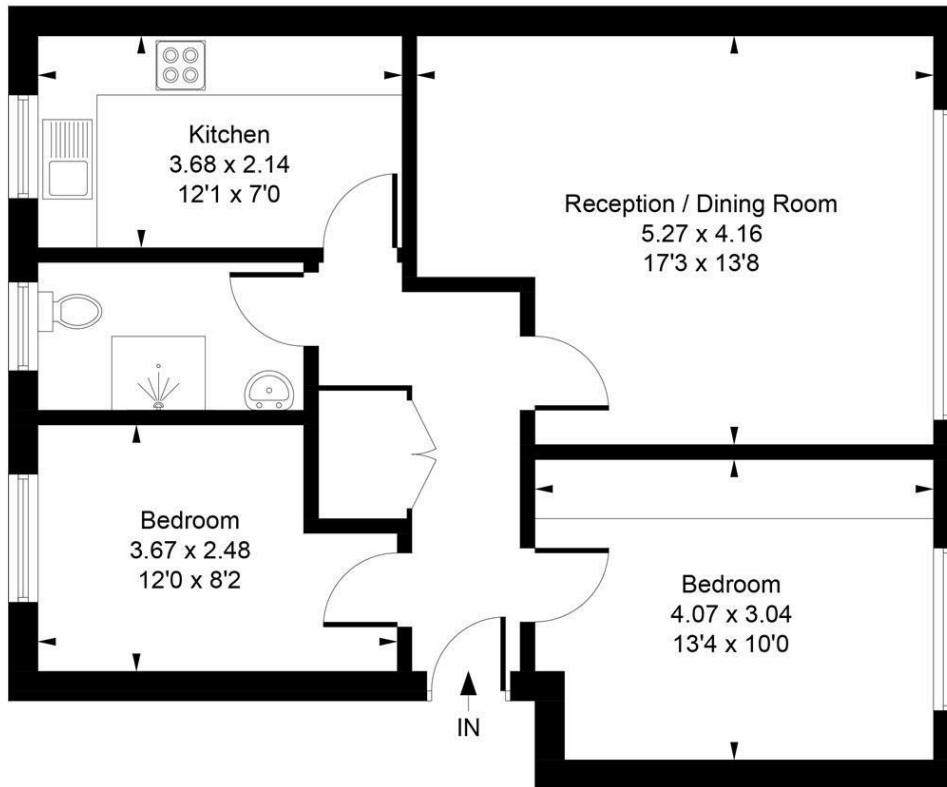


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Second Floor
Floor Area
62.24 sq m / 670 sq ft



Total Approximate Gross Internal Area = 62.24 sq m / 670 sq ft

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
Hillingdon

TENURE
Leasehold

COUNCIL TAX BAND
C

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		
(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