



CLEMENTS HABBA



Swan Street, Isleworth
, Isleworth, TW7 6YA

£735,000

Leasehold

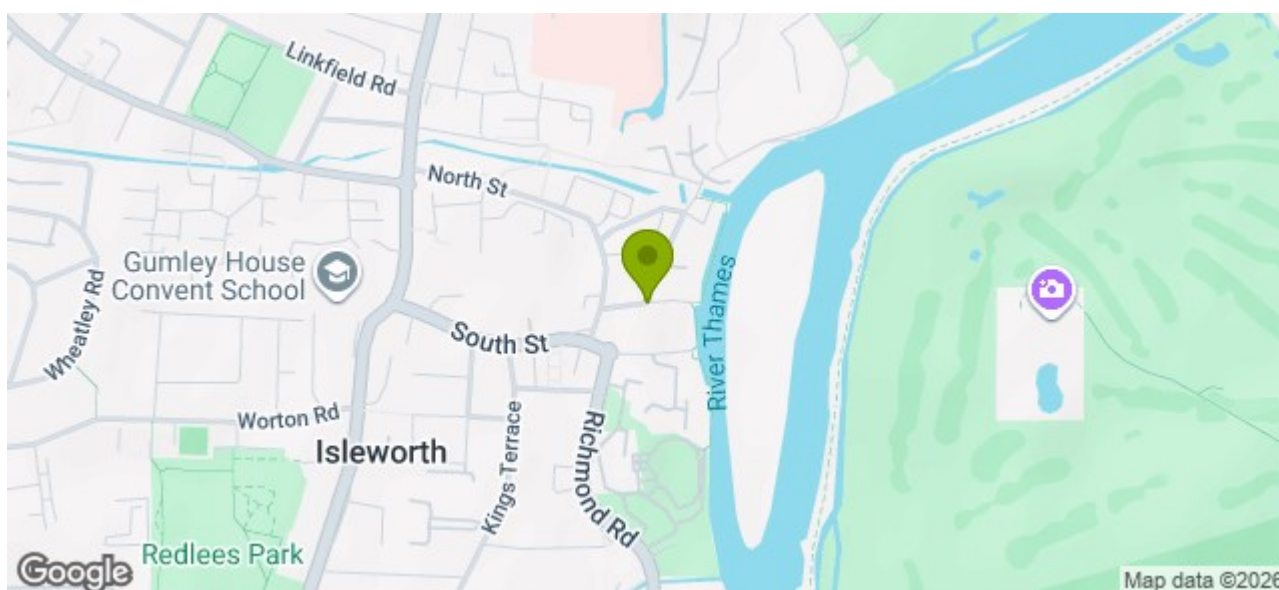


Lion Court Swan Street , Isleworth, TW7 6YA

- Brilliant Riverside Location
- Two Balconies, stunning River Views
- Long Lease, 980 years remaining
- EPC - B
- First Floor with Lift
- Large, Light, Open Plan
- 3 Years NHBC Guarantee Remaining
- Two Bathroom, Three Bedrooms
- Secure Underground Parking
- Chain Free

A stunning first floor, three bedroom, two bathroom property set within a recently built, handsome, Riverside development, offering direct river views, two balconies and secure underground parking. The property comes with the additional bonus of 4 years remaining of the NHBC guarantee. Chain Free. EPC B

A stunning and spacious first floor, three bedroom, two bathroom property set within a recently built, handsome, Riverside development, offering direct river views, two balconies and secure underground parking. The property comes with the additional bonus of 4 years remaining of the NHBC guarantee. Chain Free. EPC B

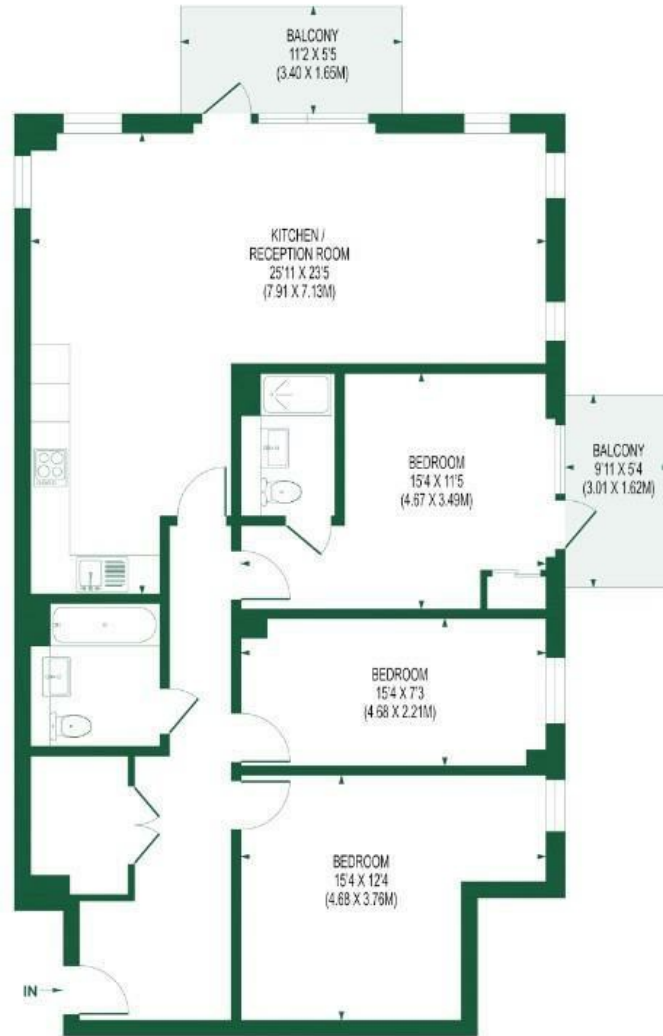




Floor Plan

LION COURT

APPROX. GIA: 1121 SQ. FT/104.18 SQ.M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY
 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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	92 plus A			Very environmentally friendly - lower CO ₂ emissions	92 plus A		
81-91 B				81-91 B			
69-80 C				69-80 C			
55-68 D				55-68 D			
39-54 E				39-54 E			
21-38 F				21-38 F			
1-20 G				1-20 G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		EU Directive 2002/91/EC	87	87			EU Directive 2002/91/EC
		England & Wales					England & Wales