



**£282,500**

**Johnson Road**

Hounslow, TW5 9LH

## PROPERTY SUMMARY

A well-presented and spacious two-bedroom first floor flat, ideally located within a popular residential area of Heston.

The property offers generous accommodation throughout and comprises two good-sized double bedrooms, a bright and spacious lounge, and a separate fitted kitchen with a breakfast area. The flat has been maintained to a good standard throughout, making it an ideal purchase for first-time buyers, investors, or downsizers alike.

Further benefits include a newly extended 178-year lease, providing long-term security and added value for prospective purchasers.

Johnson Road is conveniently situated close to local shops, schools, and amenities, with excellent transport links nearby including Hounslow West Underground Station (Piccadilly Line), local bus routes, and easy access to the A4/M4 connecting to Central London and Heathrow Airport.

Lease Term Remaining: 178 years

Ground Rent: £10.00 p.a.

Service Charge: £800.00 p.a. (approximate - vendor to confirm)

2



1

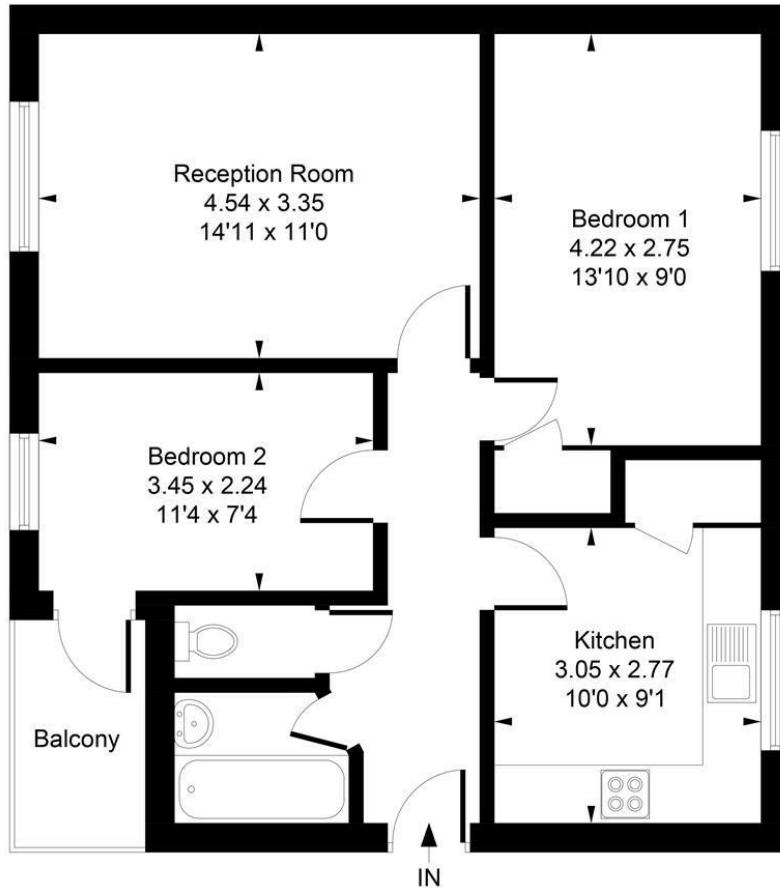


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Approximate Gross Internal Area  
57.69 sq m / 621 sq ft



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 purchaser.  
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**LOCAL AUTHORITY**

Hounslow

**TENURE**

Leasehold

**COUNCIL TAX BAND**

**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		80	83
(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