



**£255,000**

**Scott Gardens**

Hounslow, TW5 9JU

## PROPERTY SUMMARY

A well presented and rarely available one bedroom ground floor maisonette, ideally seeking step free living and excellent accessibility. The property benefits from wheelchair friendly access and has been adapted to include a modern wet room. Accommodation comprises a spacious reception room, a fitted kitchen with ample storage and worktop space along with a generous principal bedroom with built in wardrobes.

Further benefits include an external storage cupboard and a convenient location close to local amenities and transport links. Ideally located within easy reach of a number of well regarded schools including Berkeley Academy and Edison Primary School, making the property well placed for families and those planning for the future.

An excellent opportunity for downsizers, first time buyers or anyone seeking an accessible home.

Tenure: Leasehold 114 Years  
Annual Service Charge: £620.00  
Annual Ground Rent: £10.00

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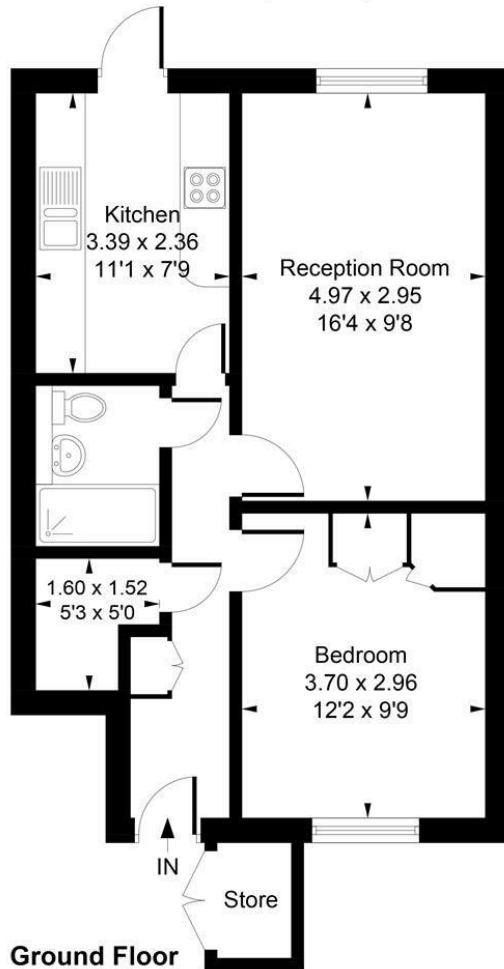
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Approximate Gross Internal Area = 46.50 sq m / 501 sq ft  
 Store = 1.26 sq m / 14 sq ft  
 Total = 47.76 sq m / 515 sq ft



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

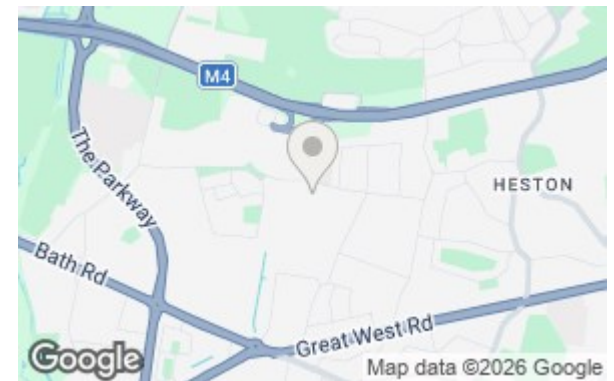
**COUNCIL TAX BAND**

B

**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	73
(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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