



Beavers Lane, Hounslow, TW4 6HH
Guide Price £315,000

DBK
ESTATE AGENTS



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NO ONWARD CHAIN. A recently refurbished and well-presented ground floor maisonette offering approximately 672 sq. ft. of spacious accommodation, complemented by a large private rear garden.

The property comprises two double bedrooms, a bright reception room, a generously sized kitchen, family bathroom/WC and ample internal storage. Further benefits include a front garden, outdoor storage shed, on-street parking and approximately 90 years remaining on the lease.

Conveniently sited within a short walk to the buzzing Hounslow West Bath Road this property does not lack amenities. Reputable schools such as Hounslow Heath Infant and Nursery School and The Heathland School both scoring **OUTSTANDING** by OFSTED lay nearby also. There are also transport links to London Heathrow Airport, Central London via Hounslow West Underground Station & Hatton Cross Underground Station.

Key Features

- No Onward Chain + Recently Refurbished Throughout
- Ground Floor Maisonette with Large Private Garden
 - Two Double Bedrooms
 - Reception Room
 - Large Kitchen
 - Family Bathroom/ WC
- Approx. 90 Years Lease
 - Circa 672 Sq.Ft
- Front Garden + On Street Parking
- Ample Internal Storage + Outdoor Storage Shed



Lease

90 years remaining

Service Charge

£45.00 per calendar month

Ground Rent

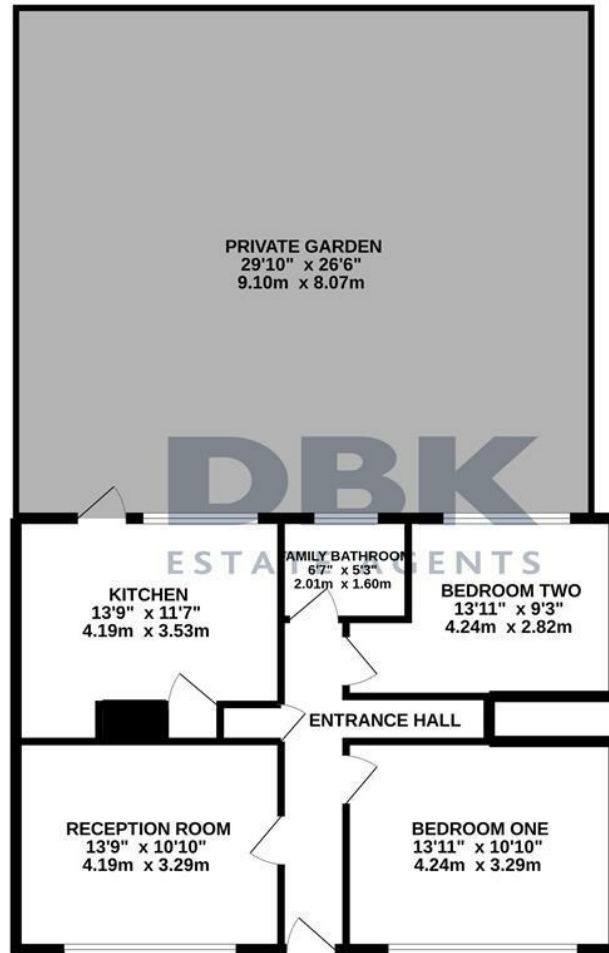
£10.00 per annum

Buildings Insurance

£150.000 per annum

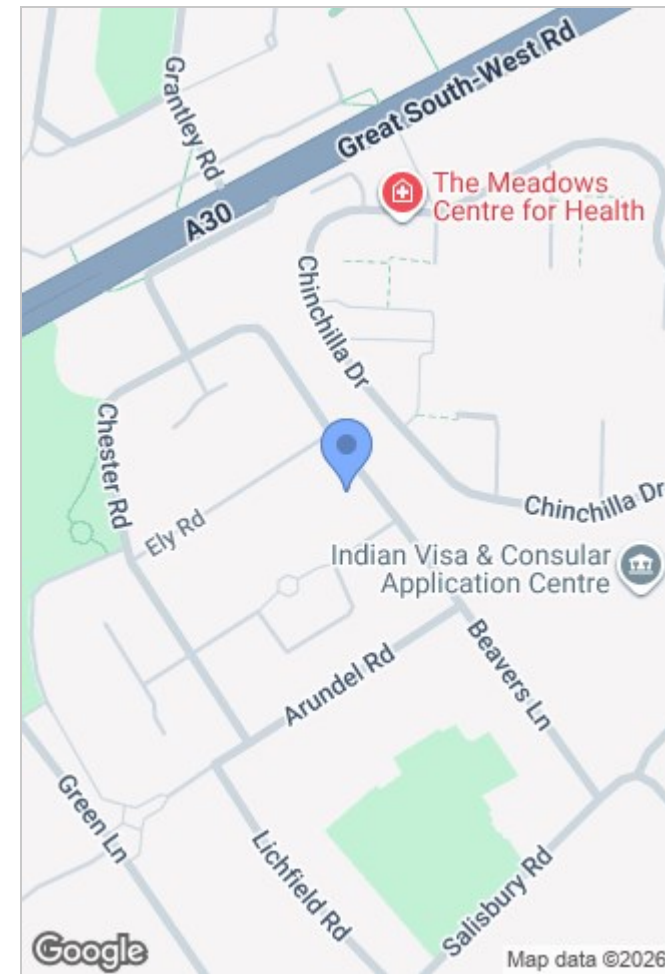


GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

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