



**Sloane Court, The Grove, Isleworth, TW7 4JU**  
**£415,000**

This beautifully presented ground-floor two-bedroom apartment is set within a sought after secure gated development offering both privacy and peace of mind. Ideally located, the property is within walking distance of Isleworth mainline station providing direct access to London Waterloo as well as Osterley Underground station (Piccadilly Line). Local shops are just a short stroll away, while the nearby A4 offers excellent routes into Central London and Heathrow Airport. The accommodation features a bright and spacious open-plan living and dining area with double doors opening directly onto the communal gardens, creating a wonderful sense of light and space. The modern fitted kitchen is stylish and practical, while both bedrooms are generously proportioned. A contemporary family bathroom completes the home benefiting from both a separate bath and shower. Additional features include two large storage cupboards, an allocated parking space, well-maintained communal gardens and a long 130-year lease.

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Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

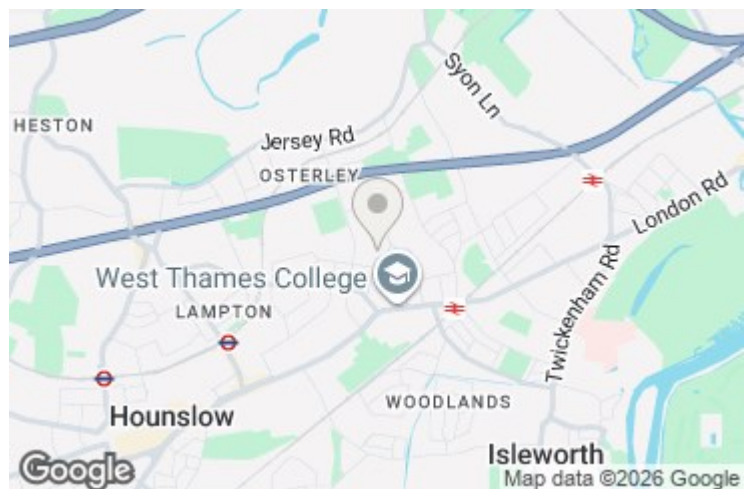




Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

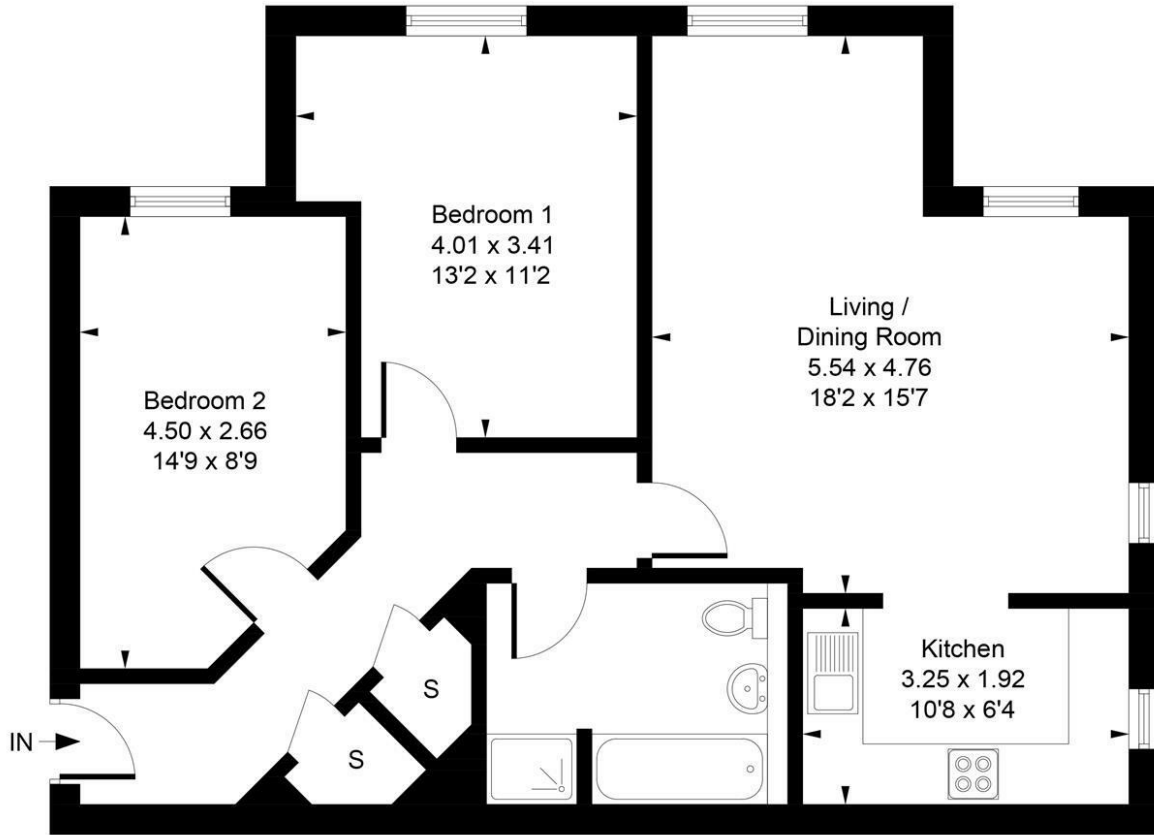
Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.

We understand that the property may be subject to a service charge and/or maintenance charge but have not been able to verify the terms and conditions. We advise that all interested parties should obtain verification and confirmation of any charges through their solicitors or surveyor.



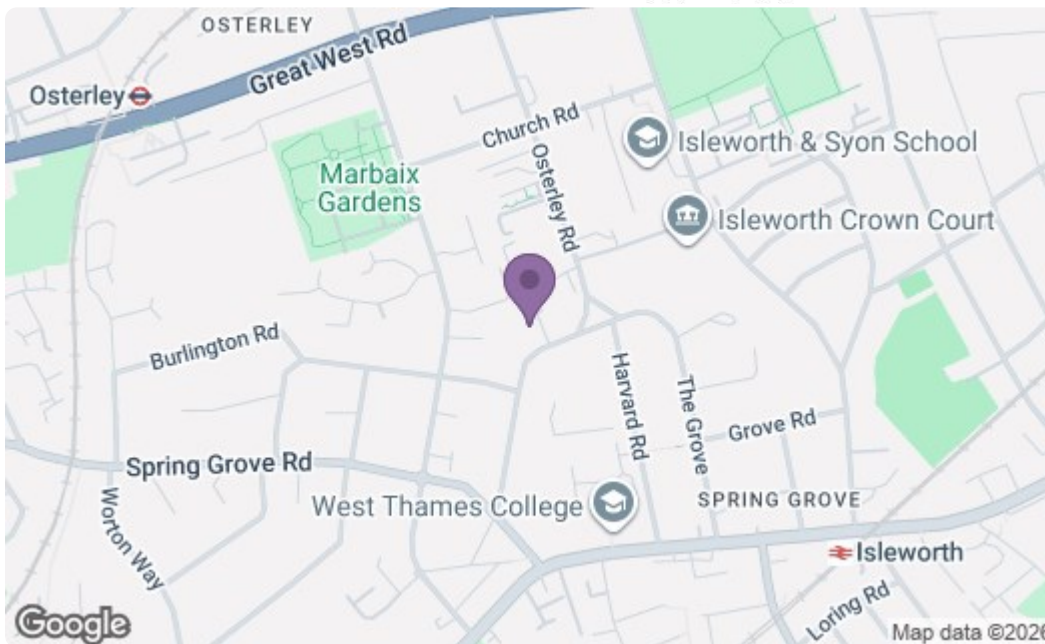
## Sloane Court, The Grove, Isleworth, TW7 4JU

Approximate Gross Internal Area  
72.55 sq m / 781 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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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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