

# ANTHONY JAMES MANSER

Residential Sales & Lettings



## Union Lane Isleworth, TW7 6GP **£270,000** Leasehold Council Tax Band C

Situated in Union Lane, Isleworth, this modern first floor, one-bedroom apartment offers a delightful blend of comfort and convenience. Upon entering, you are welcomed by a spacious lounge that seamlessly integrates with an open-plan kitchen, creating an inviting space perfect for both relaxation and entertaining. The double bedroom is generously sized and features ample storage, and a modern family bathroom.

This apartment also boasts the added benefit of an undercroft parking space, providing secure and convenient parking for one vehicle. The location is particularly advantageous, with excellent transport links that facilitate easy access to St Margarets and Richmond, making it ideal for commuters and those who enjoy exploring the vibrant local area. Additionally, Syon Lane Station is just a short distance away, further enhancing the appeal of this property.

Whether you are a first-time buyer or looking to invest, this apartment presents a wonderful opportunity to enjoy modern living in a well-connected and picturesque setting. Don't miss the chance to make this lovely home your own.

Lease Details: 125 years from 1st June 2009 - 108 years approximately remaining  
Service Charge: £1,456.29 per 6 months approximately - Heating: £237.12 per 6 months approximately  
Ground Rent: £250 per annum

### Viewing

Please contact our Sales Office on 020 8847 0488 if you wish to arrange a viewing appointment for this property or require further information.

- One Bedroom Apartment
- Located on the First Floor
- Spacious Lounge
- Open Plan Kitchen/Diner
- Double bedroom which includes storage
- Undercroft Parking Space
- Close to Syon Lane
- Excellent Transport Links into St Margarets and Richmond



## Floor Plan

### Mace House

Approximate Gross Internal Area  
50.9 sq m / 548 sq ft

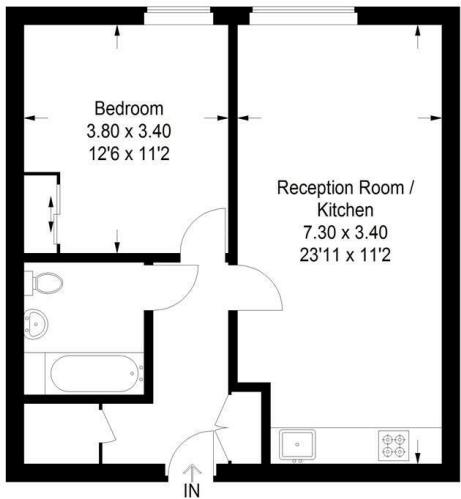


Illustration for identification purposes only,  
measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1273931)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(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	



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