

# ANTHONY JAMES MANSER

Residential Sales & Lettings



## 76 Sidmouth Avenue

Isleworth, TW7 4FQ

**£375,000**

Leasehold

Council Tax Band D

A beautifully presented two bedroom apartment situated in this superb development on the doorstep of Central London, with great transport links from nearby Isleworth mainline station (serving London Waterloo) Osterley tube (Piccadilly Line to Central London and Heathrow) and several main bus routes, Grove House is situated in the centre of historic Isleworth, within walking distance from the river Thames, Thornbury, Syon and Osterley (National Trust) local parks and many convenient shops, schools, restaurants and cafes. Expertly designed, with superior thermal performance construction and double glazed, this stylish apartment has two bedrooms and spacious lounge with dining area opening to a balcony. The apartment is equipped with a modern kitchen with contemporary units, integrated appliances and a luxury, fully tiled bathroom and ensuite to the main with designer sanitary ware and fittings and high pressure shower. Offering spacious carpeted bedrooms with built in wardrobe in the main and living area with laminate flooring, personal post box, colour screen video door entry /intercom system, CCTV and allocated parking space in secure gated car park.

Lease Details: 125 years from 25.12.2016 115 years remaining approximately  
Service Charge: £3,142.20 per year approximately  
Ground Rent: £400 per year approximately

### 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.



- Excellent Location Close to Local Shops and Cafes
- Walking Distance of Isleworth Station Serving Waterloo
- Spacious Open Plan Lounge & Kitchen
- Two Double Bedrooms, Principal with En Suite
- Family Bathroom
- Balcony
- Allocated Car Parking Space
- Video Entryphone System



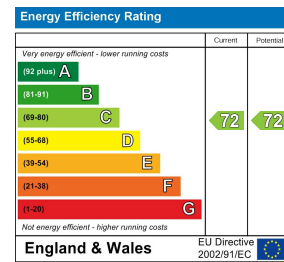
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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