

138 Whitton Road, Hounslow, TW3 2EP



Offers In The Region Of £250,000 Leasehold



A GOOD SIZE GROUND FLOOR MAISONETTE WITH TWO BEDROOMS, LOCATED CLOSE TO LOCAL SHOPS AND HOUNSLOW RAILWAY STATION. THIS PROPERTY WOULD IDEALLY SUIT A CASH OR INVESTMENT BUYER, AS IT DOES HAVE A SHORT LEASE AND REQUIRES MODERNISATION AND IMPROVEMENT THROUGHOUT. THERE IS A LARGE REAR GARDEN AND OFF STREET PARKING FOR ONE CAR TO THE FRONT.

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FOR SALE:

A well proportioned ground floor maisonette, which is in need of total updating, but at this price represents a great investment purchase as it has two bedrooms and a large through kitchen/diner/living room. There is heating and whilst the lease is short, only 63 Years long, the space and convenience of location here make it an opportunity that is well worth looking at. Ground rent is £250 PA. No service charge.

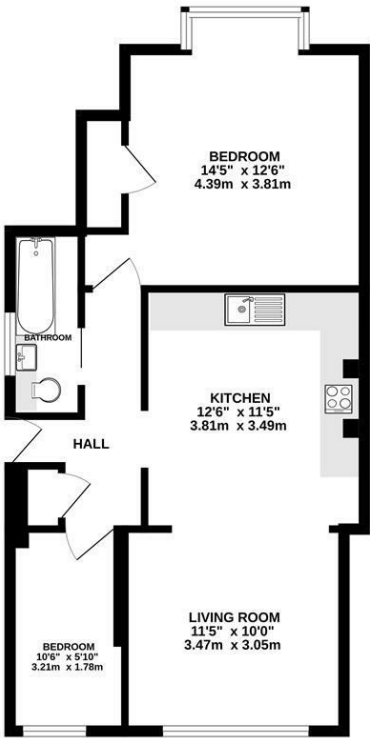
OUTSIDE: To the front there is off street parking for one car, the entrance door is located on the side. To the rear there is a large rear garden, this is very much in need of clearing and at present is quite overgrown, but could be a valuable amenity to the new owner.

LOCATION:

The maisonette is positioned just on the Hounslow side of the Hounslow Whitton borders, with local shops just across the road and Hounslow railway station just a little further along towards Hounslow high street and shopping center. The area is well served by schools, leisure facilities and Murray Park recreational space, Whitton town high street and bus routes are all close at hand.



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 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	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.