

267 Nelson Road, Whitton, Middlesex TW2 7BJ



Asking Price £399,950 Leasehold



A STUNNING, TWO BEDROOM, GROUND FLOOR FLAT WHICH IS A CREDIT TO OUR CLIENTS, HAVING BEEN SUPERBLY RE-MODELLED AND FITTED OUT TO A HIGH, MODERN AND STYLISH STANDARD AND FEATURES A LOVELY PRIVATE SIDE GARDEN.

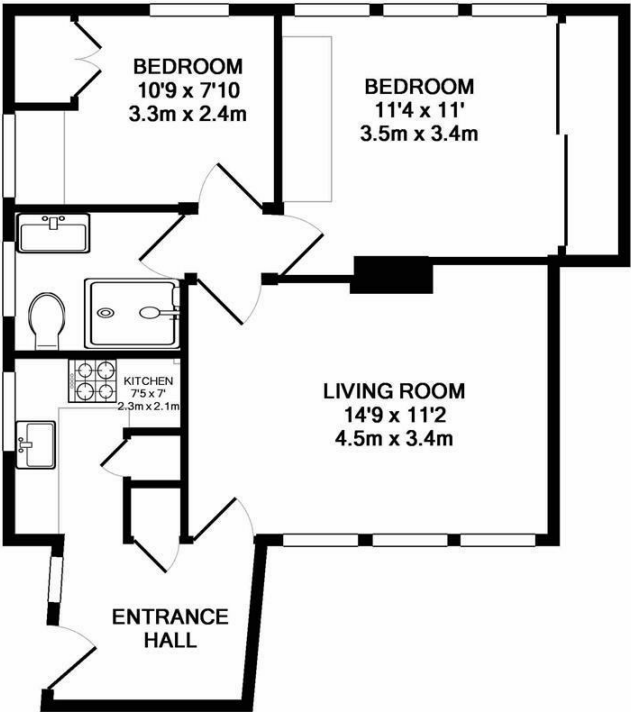
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FOR SALE:

A truly impressive property which, if you are looking for a property which is ready to move into, then this could be the one for you. It offers well proportioned accommodation with a lovely, bright, fantastic living room. To the rear there are two ample bedrooms, both with fitted wardrobes served by a lovely, completely remodelled shower room which is impressively finished. The kitchen is also well equipped, with a great deal of thought with regards to the use of space and quality of finish. The central heating is gas fired to radiators and the windows benefit from double glazed units. A very impressive property which is well worth viewing inside. Outside, there is a front garden and a superb secluded side garden ideal for entertaining or just enjoying a quiet drink and some privacy. there are also some storage sheds. LEASE LENGTH: 999 years from 1959 Approx 936 remaining. Ground Rent: £13 pa.

LOCATION:

The property is situated within walking distance of Whitton town center, High Street and shops with the mainline station also providing good access into central London. The area is also well served by schools, sports and leisure facilities and the A316 is a short drive away providing good access to Richmond and London in one direction and the southwest, M3 & M25 in the other.



TOTAL APPROX. FLOOR AREA 529 SQ.FT. (49.1 SQ.M.)
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 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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.