

172 Whitton Dene, Isleworth, London TW7 7NG



Offers In Excess Of £335,000 Leasehold



A SPACIOUS AND WELL PROPORTIONED GROUND FLOOR MAISONETTE, WITH TWO DOUBLE BEDROOMS AND ITS OWN PRIVATE GARDEN, OFFERED FOR SALE WITH THE BENEFIT OF NO ONWARD CHAIN, IN NEED OF SOME UPDATING AND REFURBISHMENT IN A CONVENIENT LOCATION ON THE ISLEWORTH/WHITTON/HOUNSLOW BORDERS.

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FOR SALE:

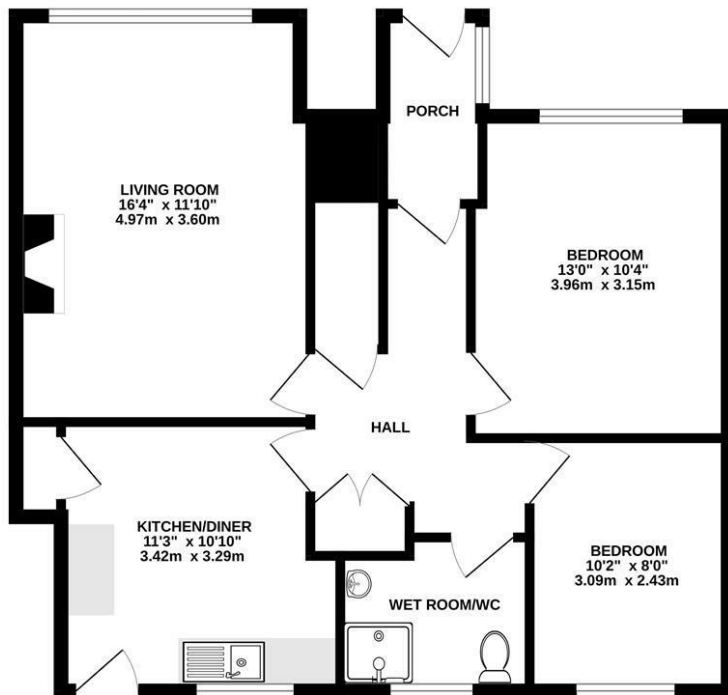
An excellent opportunity to acquire a generous size ground floor maisonette with its own private front entrance which leads to a well proportioned hallway with ample storage cupboards, a particularly spacious living room and separate large kitchen/diner. There are two double bedrooms, a wet room/WC and the added advantage of direct access to a private paved rear garden. The property benefits from double glazing and gas central heating, but does require cosmetic updating and general redecoration, these works have been allowed for in the competitive asking price. An early viewing is highly recommended to appreciate the potential of this ideal first time, or investment purchase. Lease 84 years remaining, Ground Rent £10PA, Service Charge £350PA.

LOCATION:

Conveniently situated on the borders of Whitton/Isleworth and Hounslow approx 1/2 mile from both Whitton or Hounslow railway stations. and Whitton High Street with its popular shops and cafes. Twickenham and Hounslow town centers with their comprehensive shopping, leisure and transport facilities are also close to hand.



GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 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	75	78
(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	

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.