



**2 bed flat to buy in TW13**

Cottington Road, Hanworth, Middlesex,  
TW13 6YH

**£170,000** Starting Bid

 x2  x1  x1

Tenure  
**Leasehold**

Off Street parking

**Property features**

- ✓ Split-level apartment with private balcony and unallocated parking
- ✓ Larger than average layout with ample storage
- ✓ Two well-proportioned double bedrooms
- ✓ Service Charge includes heating, maintenance and insurance
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Community Scheme
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Set across two floors, this larger-than-average split-level apartment offers approximately 786 sq. ft. of internal space and presents an excellent opportunity for buyers looking to add value.

The property comprises a generous living room with access to a private balcony, a separate kitchen, and a convenient WC on the lower level. Upstairs, there are two well-proportioned double bedrooms and a family bathroom. The layout provides a great sense of space and flexibility, making it well-suited for both owner-occupiers, investors and BTL landlords.. Residents also benefit from unallocated parking. Service Charge includes heating, maintenance and insurance.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 90

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £3,637.00

Price: Starting Bid £170,000

Property Type: Flat

Parking: Off Street, On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Community Scheme

Electric: National Grid

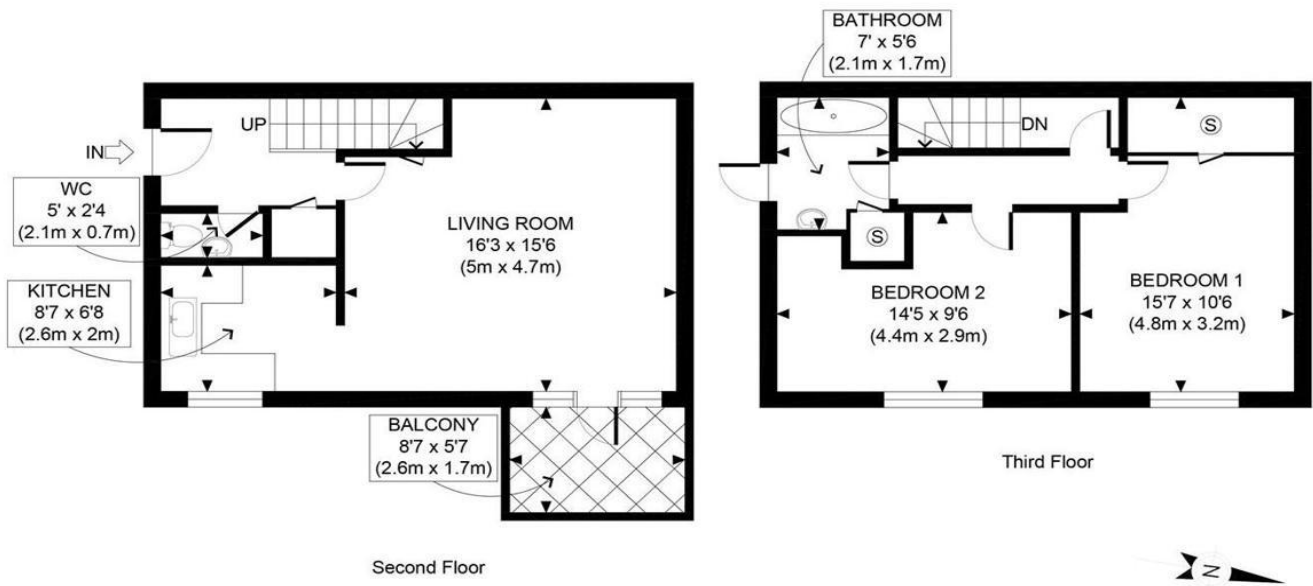
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purpose only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan, if there is any aspect of particular importance, you should carry out or commission your own inspections of the property  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Cottington Road, Hanworth, Middlesex, TW13 6YH

Contact your local branch today for more information on this property:

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