



### 1 bed flat to buy in TW7

Swan Street, Isleworth, Middlesex, TW7 6XW

**£295,000** Starting Bid

🏠 x1 🚿 x1 🚻 x1

Tenure

**Leasehold**

Allocated parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ No Forward Chain
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Community Scheme
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £295,000

Situated within a popular modern, gated development, ideally located on the Thames Riverside, this well presented, spacious, third floor, one bedroom modern apartment is offered to the market with no onward chain. Ideally located for access to Syon Lane and Isleworth train stations, the beautiful green spaces of Syon Park and the shops, cafes and pubs of Old Isleworth, this apartment is ideal for first time buyers or investors. The property offers a welcoming hallway with ample internal storage, a modern bathroom, a large double bedroom with built in wardrobes and a spacious open plan reception room with fitted kitchen and direct access to a private, West facing balcony covering the width of the flat. Further benefits include secure underground parking, double glazing, lift access and well kept communal areas.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being

These prices are subject to change.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

EPC Rating: B

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 991

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £2,100.00

Price: Starting Bid £295,000

Property Type: Flat

Parking: Allocated, Underground

Year built: 2021

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

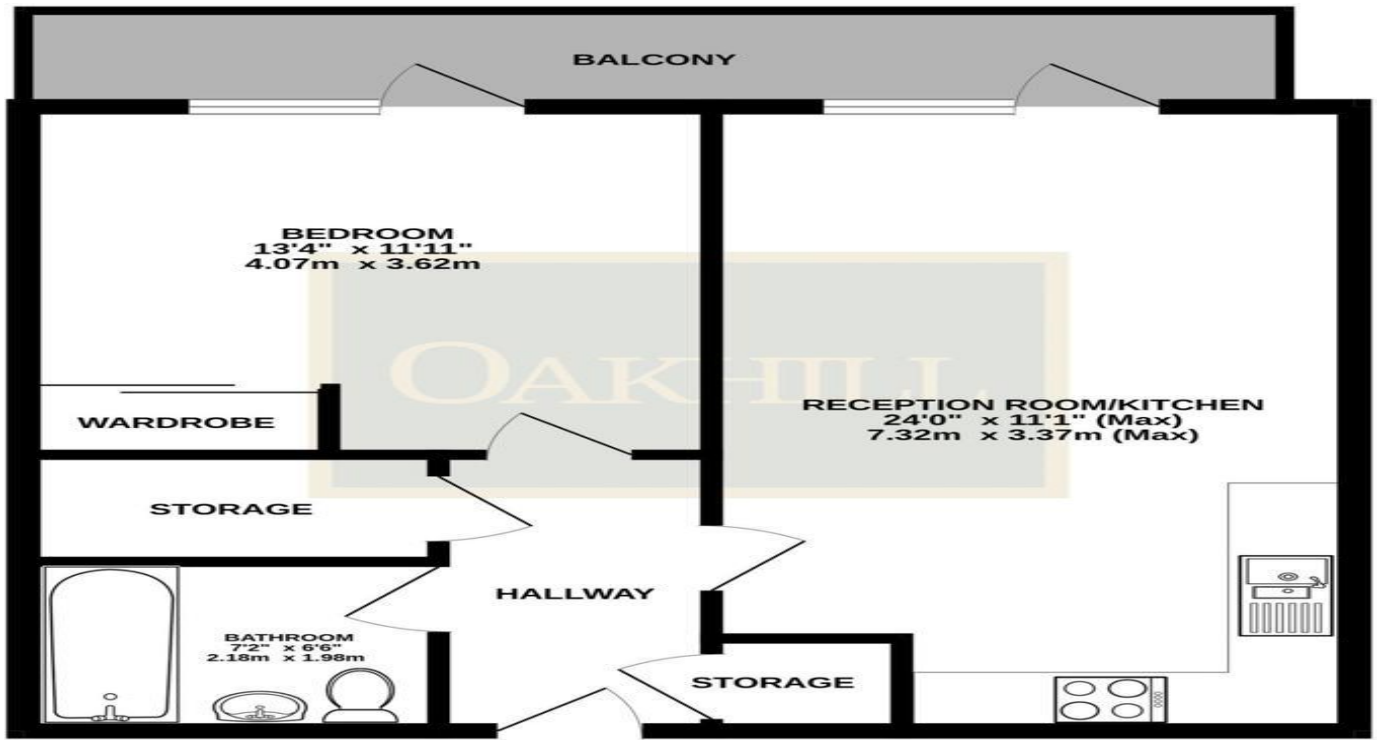
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



TOTAL FLOOR AREA : 549sq.ft. (51.0 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Swan Street, Isleworth, Middlesex, TW7 6XW

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

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