



## 2 bed maisonette to buy in TW8

Burden Close, Brentford, Hounslow, TW8 9JG

**£280,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two Bedroom Maisonette
- ✓ Residential Parking
- ✓ Low Service Charge
- ✓ EPC Rating D

## Key Information

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

## Description

A well-presented two-bedroom maisonette offering two spacious double bedrooms, a family bathroom, a bright reception room with large windows, inviting ample natural light and a kitchen with space for dining. Additional benefits include a private storage shed, a communal garden and residential parking. This property combines comfort and practicality, making it a desirable and functional home.

Hall -

Reception Room - 5.14m x 3.17m (16'10" x 10'4") -

Kitchen - 3.95m x 3.22m (12'11" x 10'6") -

Bedroom One - 5.15m x 3.23m (16'10" x 10'7") -

Bedroom Two - 3.31m x 3.02m (10'10" x 9'10") -

Bathroom - 2.51m x 1.92m (8'2" x 6'3") -

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 99

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £960.00

Price: Starting Bid £280,000

Property Type: Maisonette

Parking: Residents

Construction materials: Brick and block

Roofing type: Flat

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: Gas

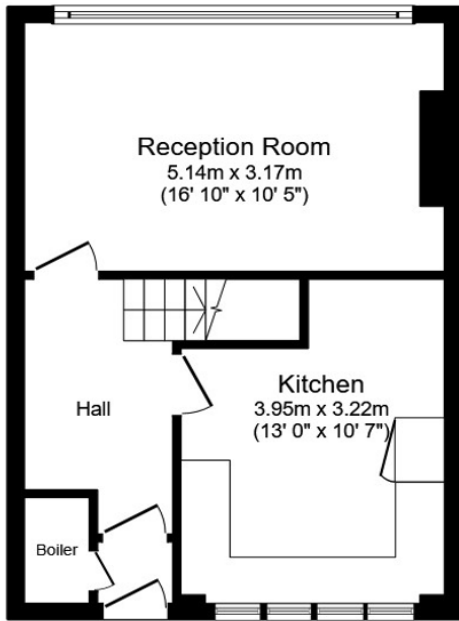
Electric: National Grid

Water: Direct mains water

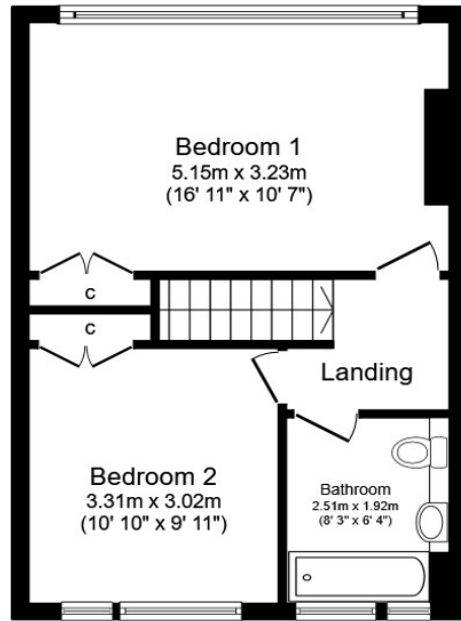
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



**Ground Floor**  
Floor area 38.8 sq.m. (418 sq.ft.)



**First Floor**  
Floor area 38.8 sq.m. (418 sq.ft.)

Total floor area: 77.7 sq.m. (836 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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>		61	
(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	

Burden Close, Brentford, Hounslow, TW8 9JG

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

