



LESLIE & CO

PRIMROSE PLACE, ISLEWORTH, GREATER LONDON, TW7
Guide Price: **£350,000**



 Leslie & Co





About the property

What the owner loves:

Primrose was the very first property I bought over 18 years ago. I will not forget the very first day when I collected the keys and sat on the floor with a cold drink in hand, hardly able to believe it was mine.

Being very close to bus & rail networks has allowed me to work in a variety of fantastic London locations, from the West End to Richmond and out towards Surrey. I've also enjoyed lots of the local amenities, from the park on the doorstep, to shops, restaurants, local community hubs and sports clubs.

I'll be sad to leave it behind but now I'll be entering a new phase with my current partner and a fresh start in a new home. We love Isleworth so much we are staying local.

Key features

- Fantastic Two-Bed Two-Bath
- Circa 800 Sq Ft
- Modern Throughout
- Allocated Off-Street Parking
- Adjacent to Lovely Local Park
- Private Terrace & Sunny Communal Garden
- Popular Purpose-Built Development
- Fantastic Local Amenities

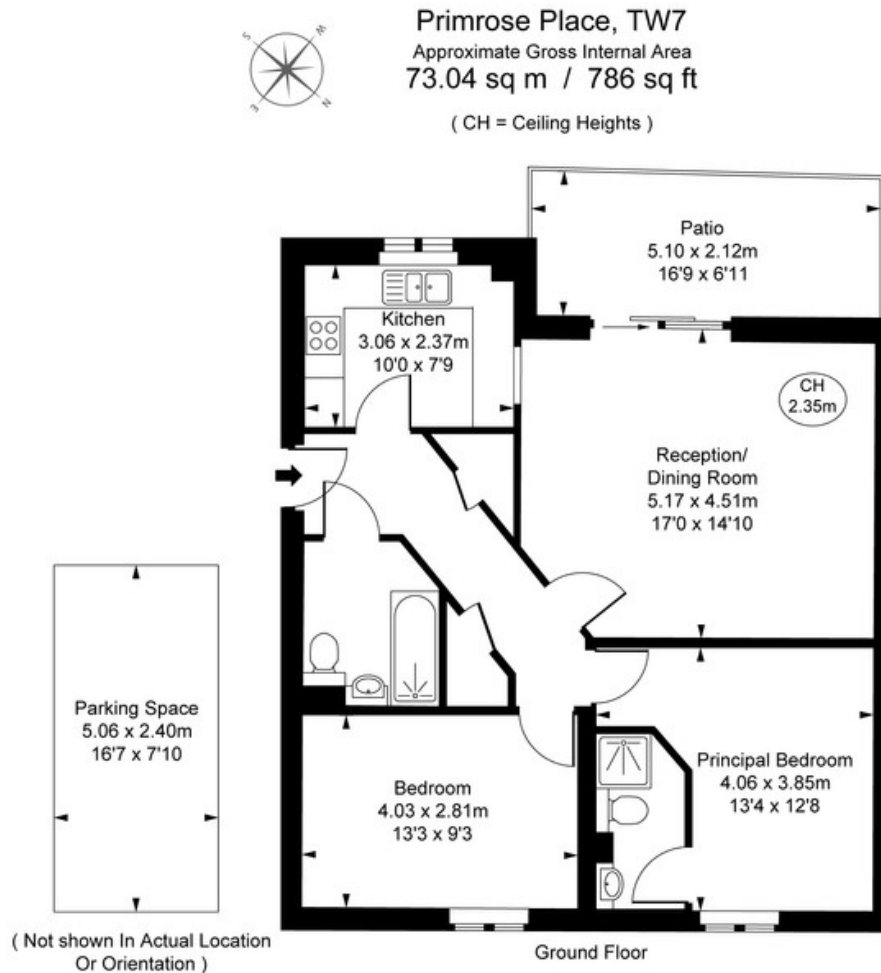
Material information

- Tenure - **Leasehold**
- Council Tax - **Band D**
- Guide Price - **£350,000**
- Lease Start Date - **01/11/2003**
- Lease Duration - **155 years**
- Lease Years Remaining - **133 years**
- Service Charge - **£3592.70 yearly**
- Ground Rent - **£409.32 yearly**





PAUL LESLIE
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This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		