

## Why use S J Smith Estate Agents? Here's some of our reviews to tell you why!

**Hours:** 8am–7pm Monday to Friday, 8am-5pm Saturday and 10am-2pm Sunday.  
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### **Sajid Abbasi**

I have used SJSmith Estate agents for last 7 years, both as buyer and landlord. They always come across as professional, courteous, and understanding to customer's needs. I continue to use their services and have no complaints.



### **Abigail P**

Our overall experience with s j smith has been great. Everyone we have dealt with has been brilliant and can't thank you enough especially Nicola who has kept us updated and constantly chased the chain for us after a difficult chain and original one falling through. Thank you!!



### **Robert Boyce**

Great service from Amir and the team! We tried to sell through an online agent with no success.... We signed up with SJSmith and then 3 days later we had an offer!  
Highly recommend!



### **Lincoln Williamson**

My partner and I recently bought our first home from S J Smith and from start to finish they were excellent. From arranging a viewing, to keeping us updated throughout the whole process and being able to answer all our questions and queries in a very timely manner. There was a number of difficulties with the sale, however Nicola went above and beyond in helping these difficulties get resolved, keep us in the loop, offer support and guidance and ensure that the sale happened as quick as possible. If not for Nicola, I honestly don't think the sale would have gone ahead! Thank-you Nicola and thank you S J Smith!



### **Katie Jameson**

Great service, kept up to date throughout the whole process as the first time selling a home.



### **Louise Cambray**

We bought and sold through SJ Smith and can't recommend them enough. Everyone at the office is great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took the time to listen to what was important to us. He was always available to talk things through and help solve any issues. Nothing was ever too much trouble, and he continually went over and above - genuinely a really nice guy! Nicola was also amazing, so efficient and made what was a very difficult process as painless as possible. We are very grateful to both of them for all of their help!



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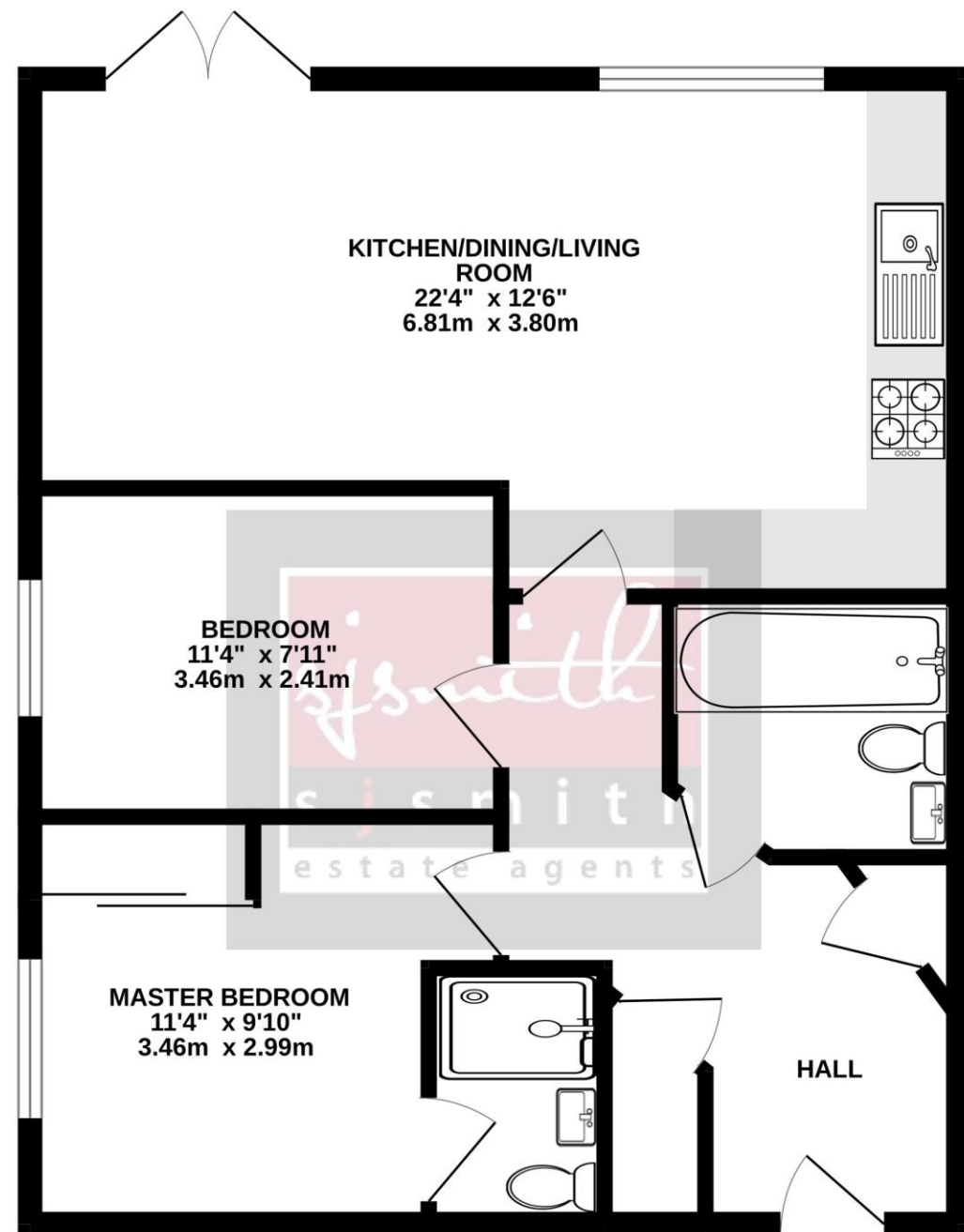


### **Flat 1 Oak House, Holywell Way, Stanwell, TW19 7SH** **Offers Over £275,000 - Leasehold**

A well presented ground floor two bedroom, two bathroom apartment positioned in the corner of this modern block, giving good access to local amenities and in addition Heathrow Airport and Hatton Cross Tube station. Offered to the market with no onward chain. A spacious hallway leads to all rooms as well as benefiting from two storage cupboards. The two bedrooms are both double rooms, the main bedroom has fitted wardrobes and ensuite shower room. Further down the hallway is the white bathroom suite with shower fitting positioned over the bath. The main reception room is dual aspect which brings lots of light in to this open plan room. To one end is the kitchen boasting a range of fitted units and worktops with integrated appliances – the other end of this 22' space would be a charming sitting area with view out across the well maintained communal grounds. PVC French double glazed doors open to a small outside space that wraps around the side of the block. Further benefits include, one allocated parking space, gas central heating, external bike storage area, Virgin & sky connections within the flat and lastly long lease of 114 years.



GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



OAK HOUSE

TOTAL FLOOR AREA : 689sq.ft. (64.0 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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- NO CHAIN
- CLOSE TO HEATHROW AIRPORT & HATTON CROSS UNDERGROUND TUBE STATION
- SECURE VIDEO/AUDIO INTERCOM ENTRY SYSTEM
- FRENCH DOORS TO THE OUTSIDE GARDEN AREA
- VIRGIN MEDIA SKY/SAT BUILT-IN SOCKET CONNECTIONS
- MEGAFLO HEATING WITH GAS BOILER
- 1 RESERVED CAR PARK NEXT TO PATIO AND PLENTY OF OFF-STREET PARKING
- EPC RATING BAND B
- KITCHEN WITH INTEGRATED FRIDGE/FREEZER WASHER/DRYER, OVEN AND DISHWASHER



### Council Tax

Spelthorne Borough Council, Tax Band D being £2,201.79 for 2022/23

Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

### Lease and service charge information, all to be confirmed via solicitors;

Tenure: Leasehold 114 years remaining

Service Charge: £174.90 per month

Ground rent: £250 per annum

**Agent note** Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpets or furnishing nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any furniture/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and their accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.