



**Tivoli Road, Hounslow, TW4 6FA**  
**50% Shared Ownership £140,000**

**DBK**  
ESTATE AGENTS



## **Tivoli Road, Hounslow, TW4 6FA 50% Shared Ownership £140,000**

**SOLD BY DBK!**

An exceptional opportunity to acquire a wonderfully presented apartment boasting its own ROOF TERRACE and No Onward Chain.

This property comprises of one spacious bedroom, a chic reception room open plan with a modern fitted kitchen and a stylish family bathroom/ WC. Complimentary to this is a private roof terrace providing the perfect setting for outdoor entertaining, secure entry system, lift servicing all floors, parking and an approximate lease of 116 years.

50% Shared Ownership.

1. Live or work in the London Borough of Hounslow
2. Not earn more than £90,000 as a gross annual household income
3. Not own any other property in the UK or abroad

This development is sited a stone throw away from the wonderful Hounslow Heath Park also within walking distance to excellent nearby transport links such as Hounslow West



## Key Features

- No Onward Chain
- Third Floor Apartment with Private Roof Terrace
- One Large Bedroom
- Open Plan Kitchen/ Reception Room
- Modern Bathroom Suite
- Storage Cupboards
- Approx. 116 Years Lease
- Secure Entry System + Lift
- Parking at Rear
- Hounslow West Station 0.6 mi



### Lease

116 years lease

### Service Charge

£720.00 per annum

### Ground Rent

£10.00 per annum

### Buildings Insurance

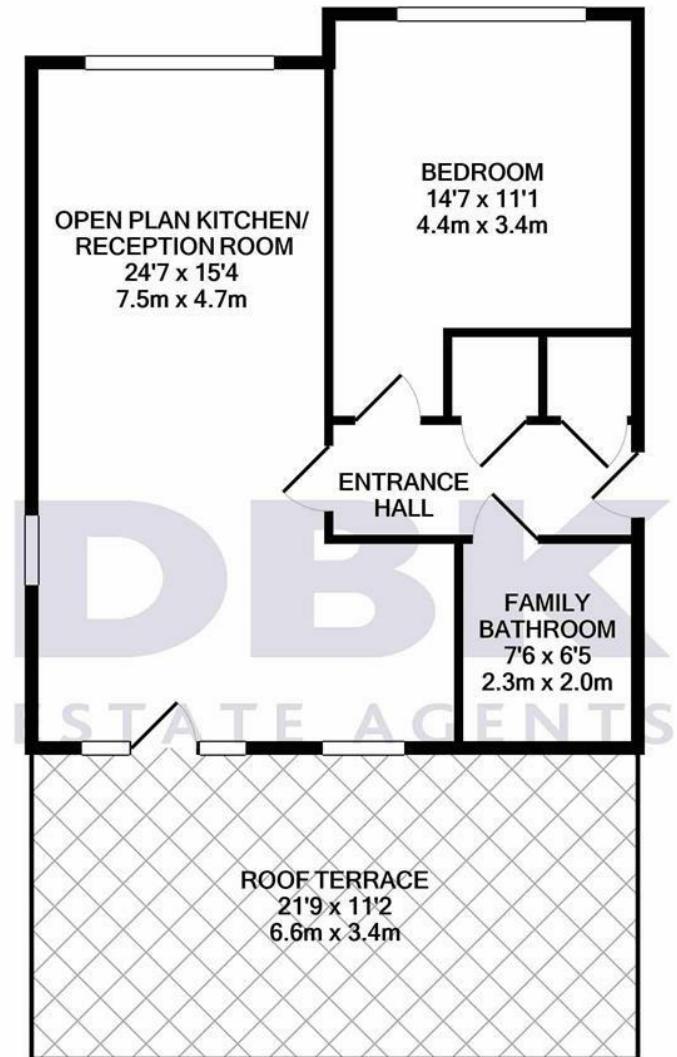
£184.00 per annum

### Sinking Fund

£1,411.00 per annum

### Rent

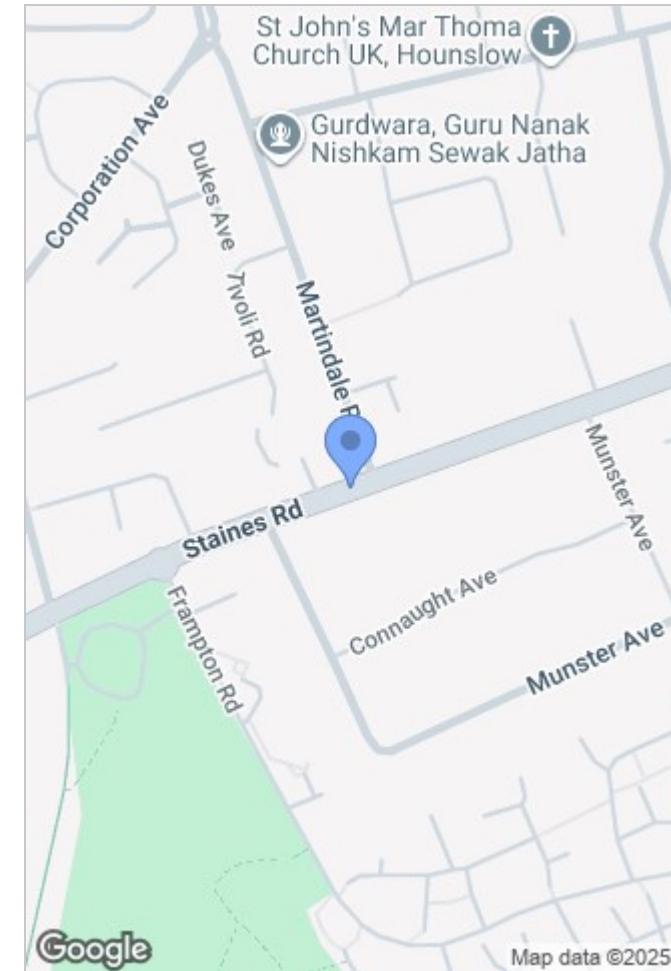
£3,593.00 per annum



TOTAL APPROX. FLOOR AREA 554 SQ.FT. (51.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			