



**Langley House, Hounslow, TW4 6ES**  
**Guide Price £325,000**

**DBK**  
ESTATE AGENTS



## Langley House, Hounslow, TW4 6ES

### Guide Price £325,000

This stylish ground floor apartment combines modern design with practical living and features its own private patio.

The property has two generously sized bedrooms with fitted wardrobes, including a master with an ensuite. The sleek, fully integrated kitchen flows effortlessly into the open-plan reception and dining area, providing a welcoming space to unwind or entertain. Additional highlights include a contemporary family bathroom, an internal storage cupboard, secure entry system, allocated parking, and access to well-maintained communal gardens. The apartment also benefits from a long lease of approximately 139 years.

This property is close to a range of everyday amenities including shops, supermarket and Bath Road, Hounslow West. The area is well served by local primary and secondary schools such as Beavers Community Primary School, Hounslow Heath Schools and The Heathland School. Transport links are convenient with Hounslow West and Hatton Cross Stations nearby, along with regular bus routes and easy access to the A4 and M4. Green spaces such as Beaversfield Park are also within easy reach for leisure and recreation.

## Key Features

- **Ground Floor Apartment with Private Patio**
  - **Modern Interior + Well Presented Throughout**
- **Two Bedrooms with Fitted Wardrobes (Master with an Ensuite)**
- **Chic Kitchen with Integrated Appliances**
- **Open Plan Reception, Dining + Kitchen**
  - **Stylish Family Bathroom Suite**
    - **Internal Storage Cupboard**
- **Approx. 139 Years Lease + Secure Entry System**
- **Allocated Parking + On Street Parking**
  - **Communal Gardens**



### Lease

139 Years

### Service Charge

£1,052.38 per annum

### Ground Rent

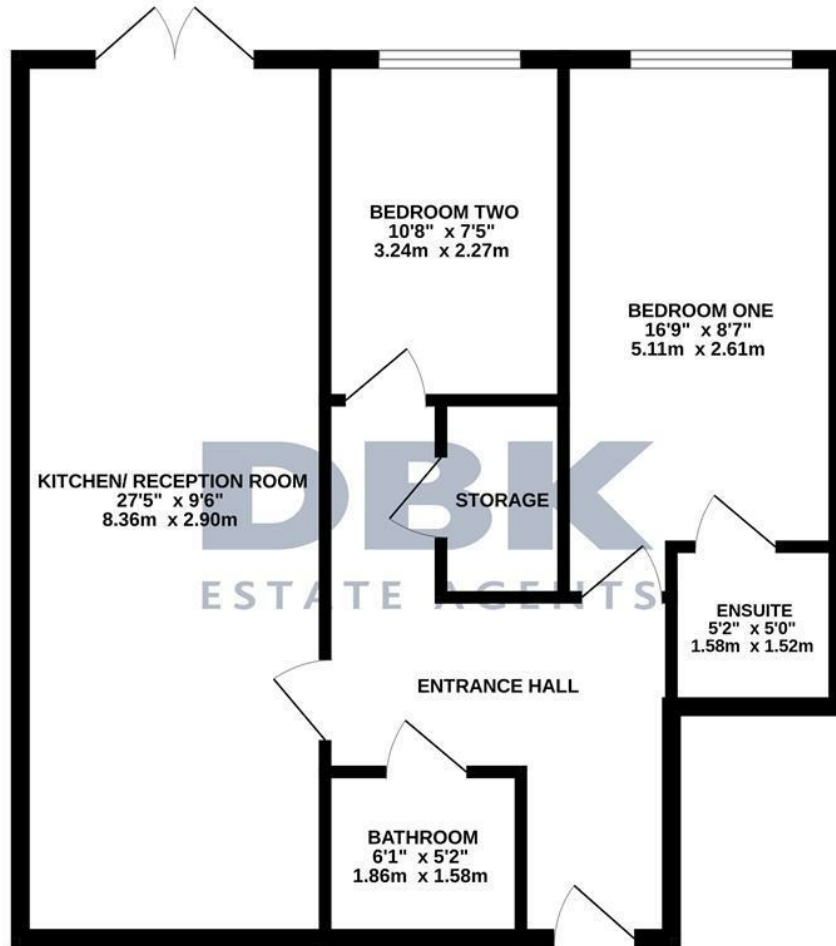
£250.00 per annum

### Parking

Allocated parking and on street parking available

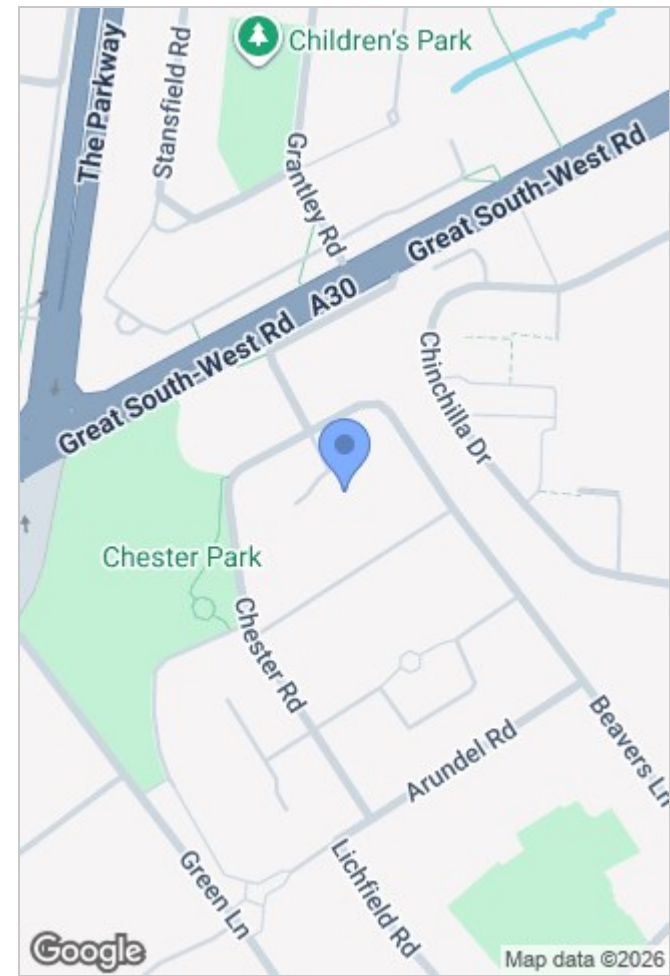


GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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 plus) A			
(81-91) B			
(69-80) C		81	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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