



Brookwood Road, Hounslow, TW3 4HB
Guide Price £260,000

DBK
ESTATE AGENTS



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A spacious ground floor split-level apartment with private rear garden, offered with No Onward Chain and available to Cash Buyers Only.

This generously sized home provides three bedrooms, a large reception and dining area ideal for entertaining, and a separate fitted kitchen. The first floor includes a family bathroom, while the ground floor benefits from an additional WC and ample built-in storage throughout.

With a long lease of 173 years remaining, a private rear garden offering a pleasant outdoor retreat, and residents as well as visitors can take advantage of convenient street parking.

The property is situated moments away from Hounslow High Street providing local amenities. There are also excellent nearby transport links located within walking distance such as; Hounslow East Underground Station and Hounslow Central Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4 and M4 can be found within close proximity. The property falls within the catchment for various local reputable schools such as: Alexandra Primary School and Lampton Academy.

Key Features

- No Onward Chain + Cash Buyers Only
- Ground Floor Split-Level Apartment
 - Private Rear Garden
 - Three Bedrooms
- Large Reception/ Dining Area
 - Separate Kitchen
- Family Bathroom on First Floor + Additional Ground Floor WC
 - Ample Storage
 - 173 Years Lease
- Street Parking for Residents + Visitors



Lease

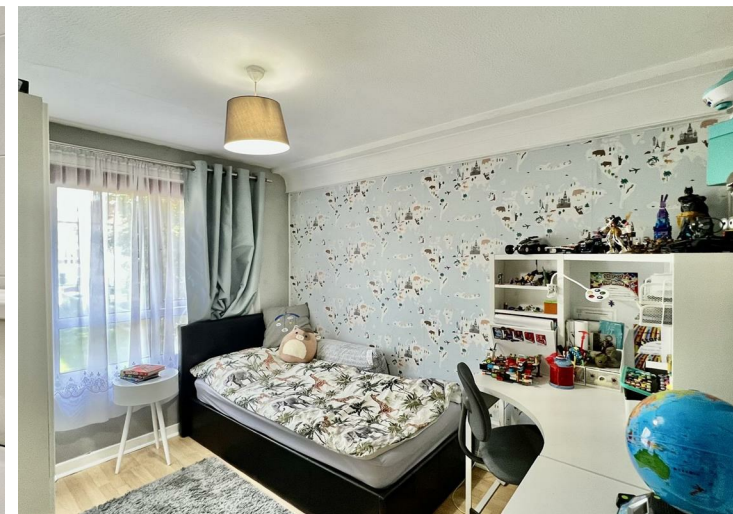
173 years remaining

Service Charge

£4,226.40 per annum

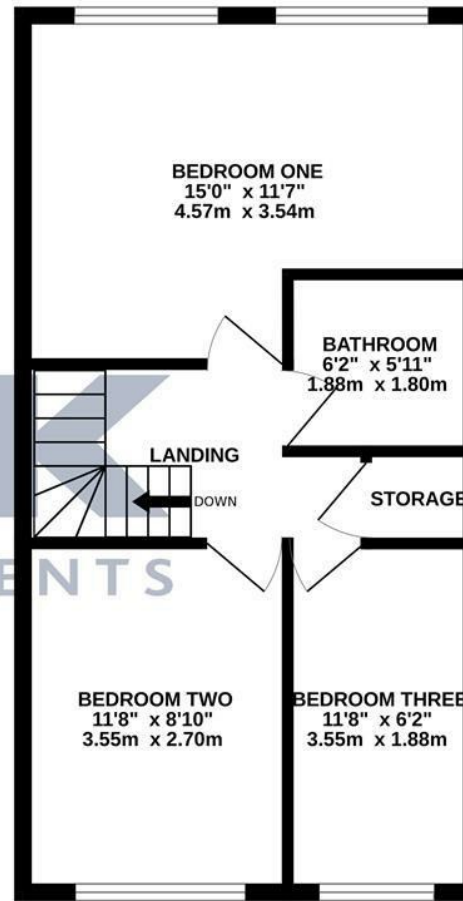
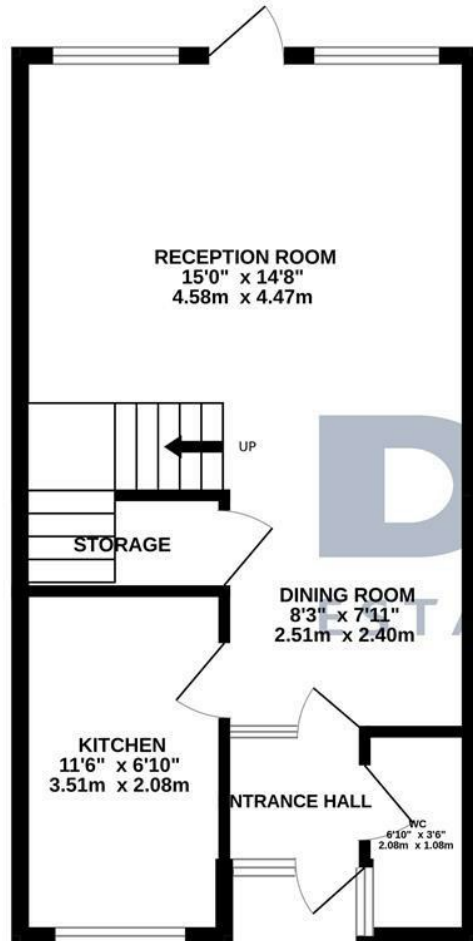
Ground Rent

£10.00 per annum



GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.

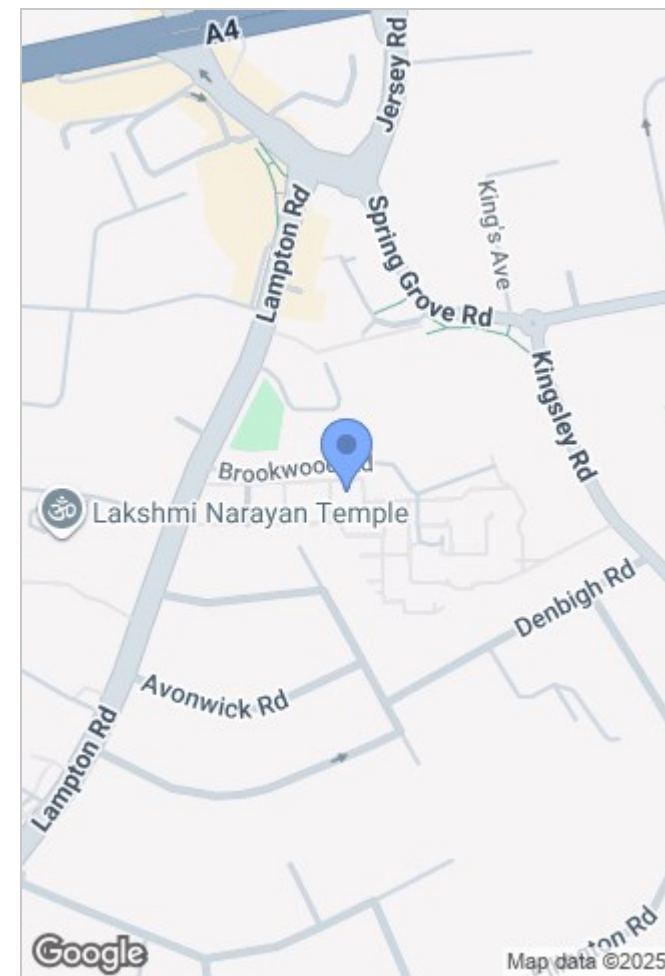
1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.8 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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		