



Lampton Road, Hounslow, TW3 4EX
Offers In Excess Of £299,950

DBK
ESTATE AGENTS



Lampton Road, Hounslow, TW3 4EX Offers In Excess Of £299,950

This newly refurbished ground floor apartment offers a stylish and convenient home, available with No Onward Chain.

Spanning approximately 712 sq. ft, the property features two generously sized double bedrooms, a large reception room filled with natural light, and a modern kitchen finished to a high standard. The family bathroom is well presented, complementing the contemporary feel throughout.

Additional benefits include an external storage shed, residents parking and a 91 years lease.

Situated moments from Hounslow High Street providing local amenities such as fast-food restaurants, retail shops, 24-hour access gyms and other various healthcare services. Nearby transport links located within walking distance include 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

- **Newly Refurbished Ground Floor Apartment**
 - No Onward Chain
 - Circa 712 Sq.Ft
- **Two Double Bedrooms**
- **Large Reception Room**
 - Modern Kitchen
 - Family Bathroom
- **External Storage Shed**
 - Residents Parking
- **Walking Distance to Osterley + Hounslow Central Stations**



Lease

91 years remaning

Service Charge

£2,100.00 per annum

Ground Rent

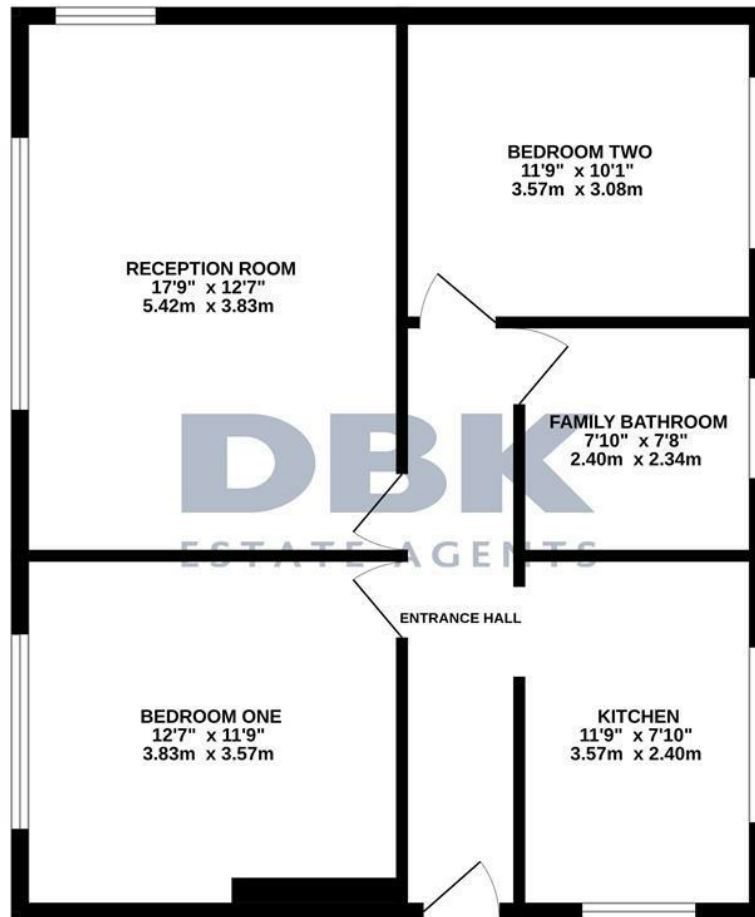
£200.00 per annum

Parking

Available at the rear of the building (not allocated)

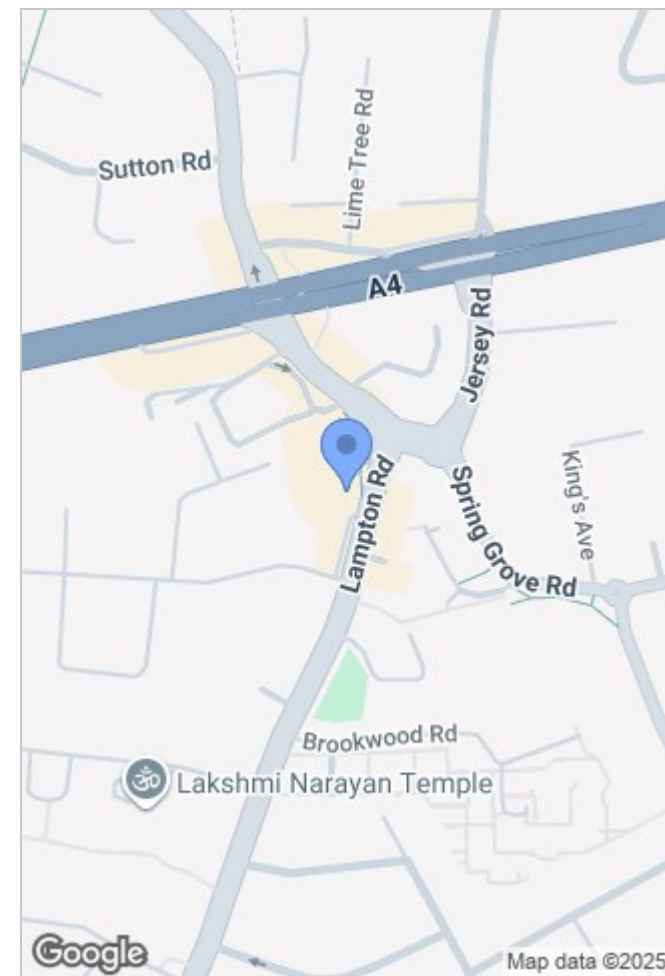


GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 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		