



**Grove Road, Hounslow, TW3 3TJ**  
**Guide Price £220,000**

**DBK**  
ESTATE AGENTS





## Grove Road, Hounslow, TW3 3TJ

### Guide Price £220,000

Offered to the market with No Onward Chain, this modern third floor apartment provides comfortable and convenient living in a highly central location.

The property comprises a well-proportioned bedroom, a reception room, a separate kitchen, and a family bathroom. Additional benefits include internal storage, an allocated parking space, and a secure entry system. Residents also enjoy access to well-maintained communal gardens and the advantage of a long lease of approximately 970 years.

Perfectly situated next to the Treaty Centre and Hounslow High Street boasting an ample array of local amenities ranging from supermarkets, gyms, beauty parlours, retail shops, coffee bars and restaurants. The property is ideally located 0.3 miles from Hounslow Central Station and walking Distance to Hounslow Overground Station, for those commuting to the city. In addition, London Heathrow Airport can be found within close proximity as well as the M4 & M25 motorway. The property also falls within the catchment for local reputable schools.



## Key Features

- No Onward Chain
- Modern Third Floor Apartment
  - Allocated Parking
  - One Bedroom
  - Reception Room
    - Kitchen
  - Family Bathroom
- Internal Storage + Secure Entry System
- Communal Gardens + 970 Years Lease
  - Opposite Hounslow High Street + Walking Distance to Hounslow Overground + Central/ East Stations



### Lease

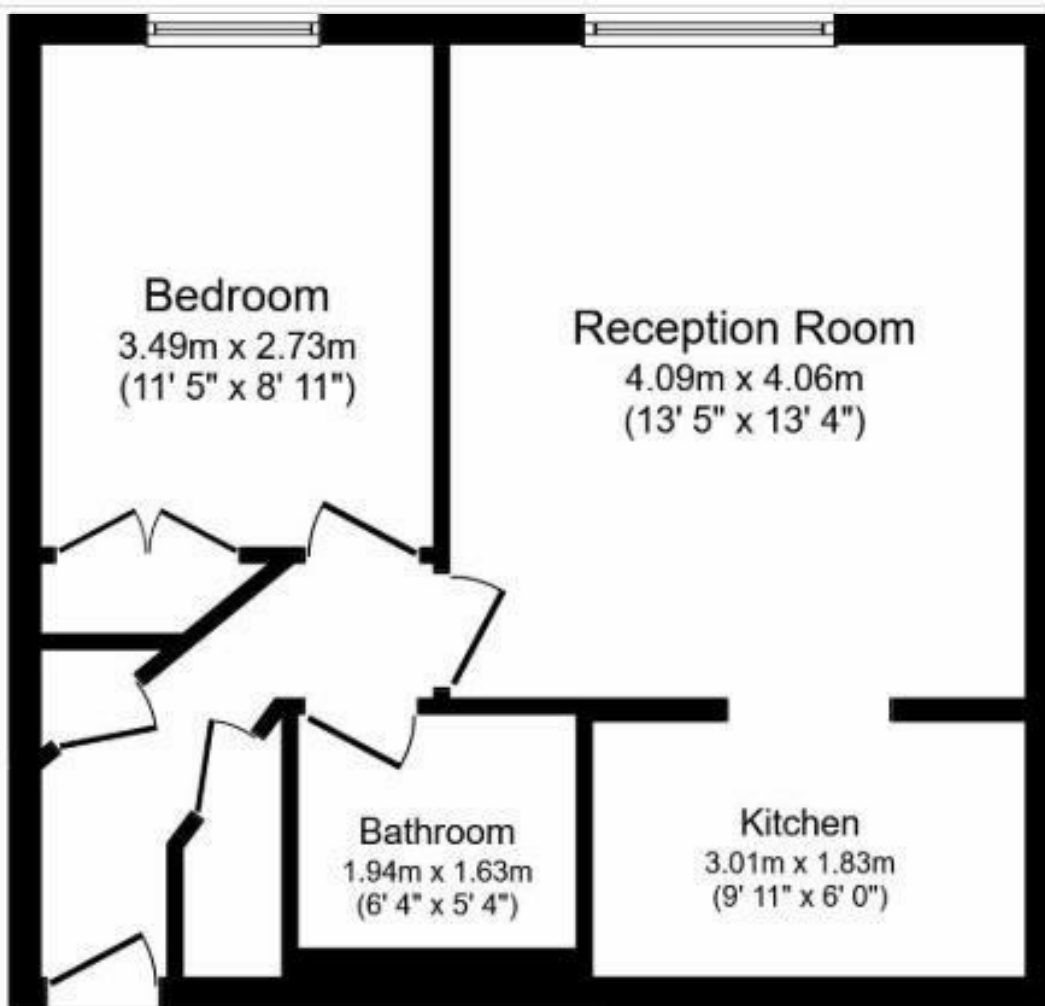
Approx. 970 years remaining

### Service Charge

£2,506.68 per annum

### Ground Rent

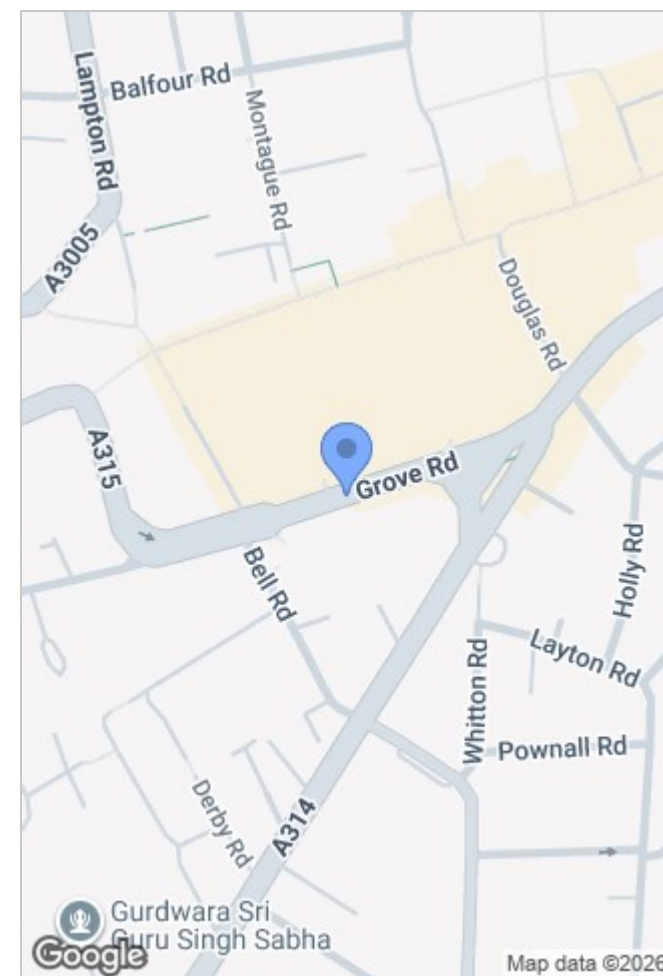
£200.00 per annum



## Top Floor

Total floor area 44.0 sq. m. (474 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by [www.focalagent.com](http://www.focalagent.com)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |