



**Beresford Gardens, Hounslow, TW4 5JB**  
**Guide Price £285,000**

**DBK**  
ESTATE AGENTS





This beautifully presented first floor apartment sits within an intimate block of just four apartments, creating a quiet and private setting.

Stylishly updated throughout with a modern interior, the property offers two generously sized bedrooms, a bright and spacious reception room, a contemporary kitchen and a family bathroom with a window bringing in natural light. Thoughtfully designed storage solutions enhance the practicality of the home.

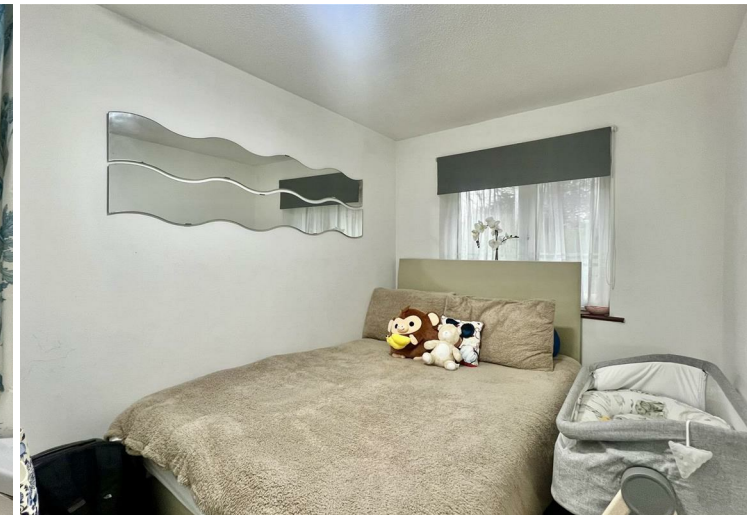
With no service charge and the added benefit of communal gardens, the property also includes an 88-year lease, one allocated parking space and further parking available on Beresford Gardens.

The property is located within a short walk to Hounslow Overground Station offering routes into The City as well bus routes to nearby towns. There are an ample array of local amenities on Hanworth Road and the close by Hounslow High Street. Local reputable schools include The Heathlands School scoring OUTSTANDING by OFSTED which is also sited within walking distance. For motorists the A4 and A316 can be found within a short drive.



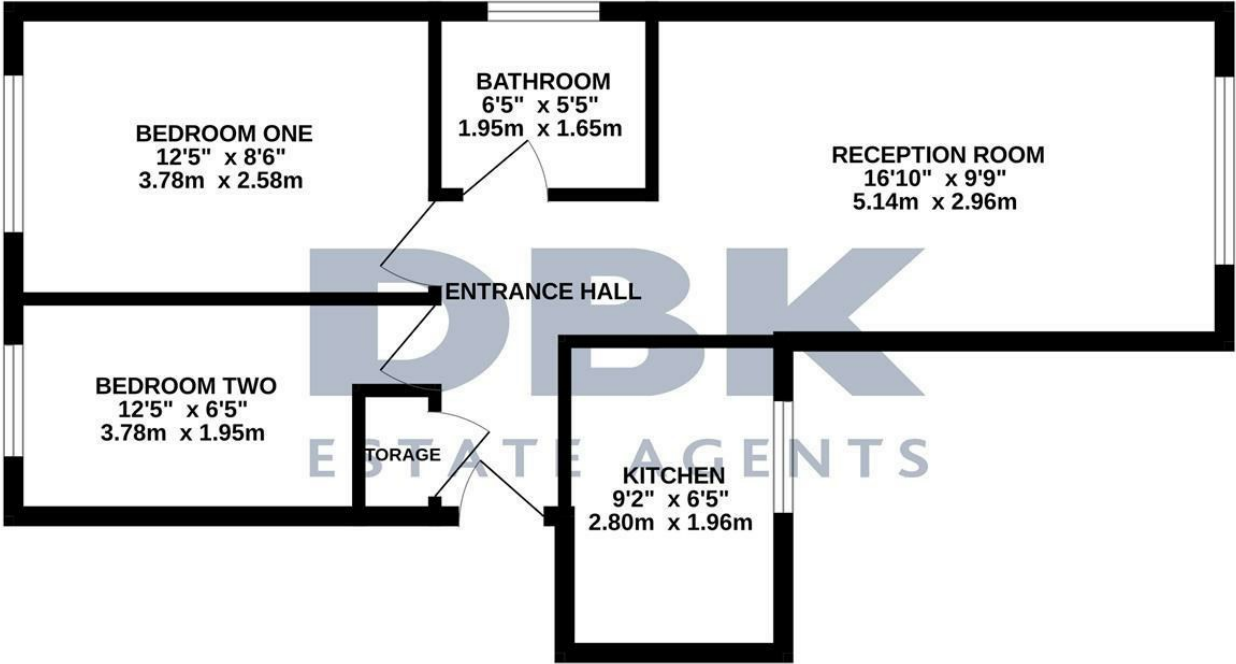
## Key Features

- **First Floor Apartment (Four Apartments in the Block)**
  - **No Service Charge**
  - **Modern Interior Throughout**
    - **Two Bedrooms**
  - **Large Reception Room**
    - **Modern Kitchen**
  - **Family Bathroom with Window**
    - **Ample Storage**
- **Communal Gardens + 88 Years Lease**
- **One Parking Space + More Parking Available on Beresford Gardens**





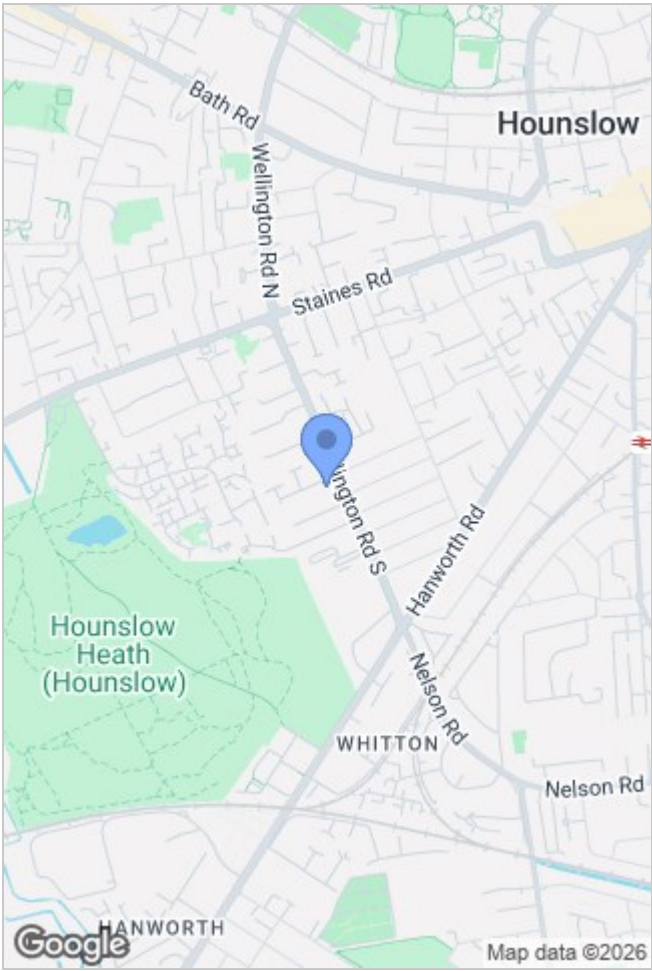
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 490 sq.ft. (45.5 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		
(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	