



35 Lampton Road, Hounslow, TW3 1BN
Guide Price £290,000

DBK
ESTATE AGENTS



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Offered to the market with no onward chain, this modern third floor apartment is set within a well-maintained new build development and benefits from the remainder of a new build warranty.

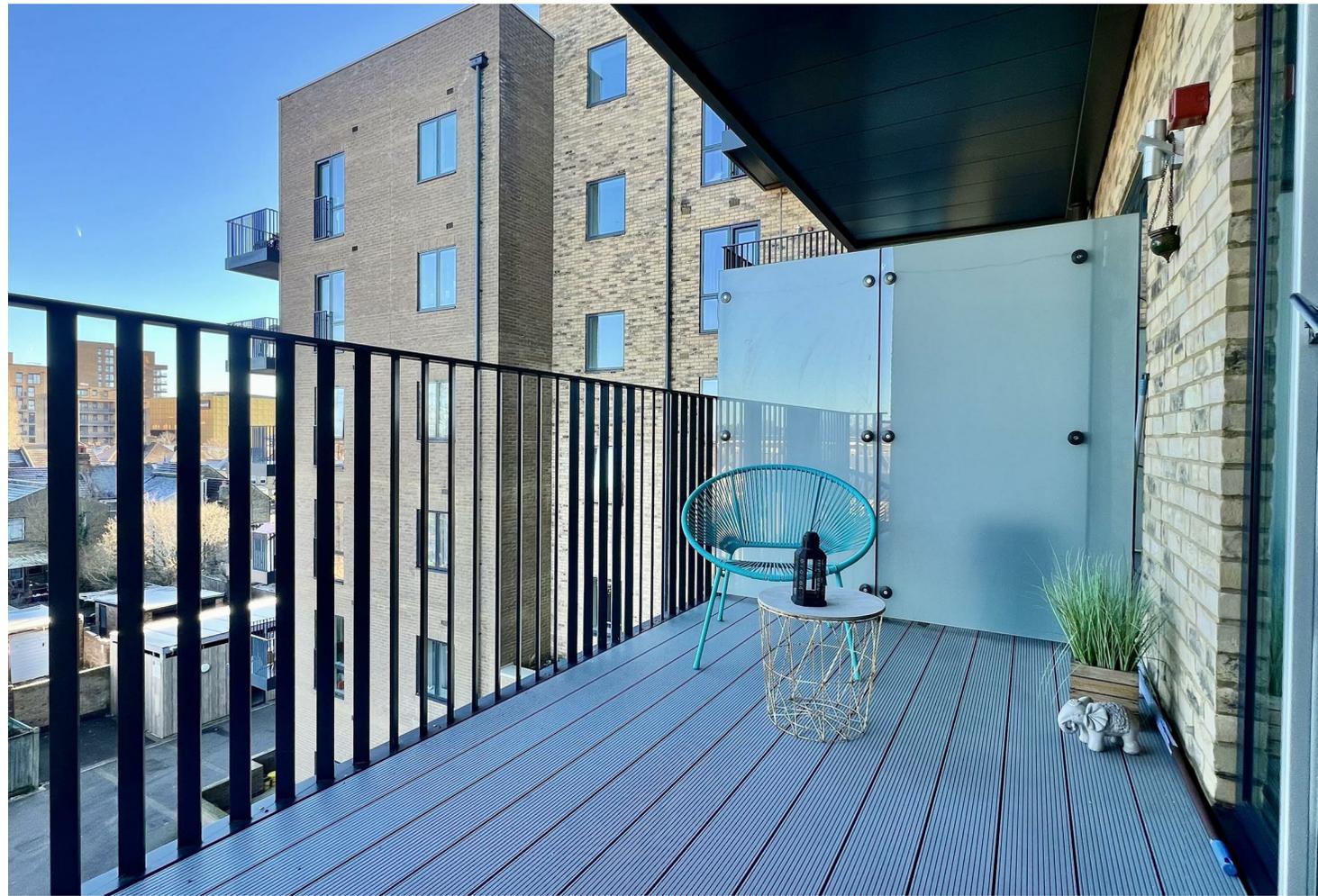
The property features a fashionable interior throughout, comprising a bright open plan kitchen, dining and living area. The chic kitchen is fully fitted with integrated appliances, creating a sleek and contemporary space ideal for modern living. The double bedroom enjoys direct access to a private balcony, providing a pleasant outdoor retreat.

Further accommodation includes a stunning bathroom and a large utility cupboard offering excellent additional storage. Residents also benefit from lift access, a secure entry system, and access to communal terraces located on the fifth and sixth floors.

Ideally positioned within walking distance of Hounslow Central Station and Hounslow High Street, this apartment is perfectly suited for first-time buyers, investors, or those seeking a convenient and stylish home.

Key Features

- **Modern New Build Development + No Onward Chain**
 - **Fashionable Interior Throughout**
 - **Third Floor Apartment**
 - **One Double Bedroom with Access to Private Balcony**
- **Open Plan Kitchen/ Dining + Living Area**
- **Chic Kitchen with Integrated Appliances**
 - **Stunning Bathroom + Large Utility Cupboard**
- **Communal Terraces on 5th + 6th Floors**
 - **Lift Access + Secure Entry System + New Build Warranty**
- **Walking Distance to Hounslow Central Station + Hounslow High Street**



Lease

122 years remaining

Service Charge

£2,109.48 per annum

Ground Rent

TBC

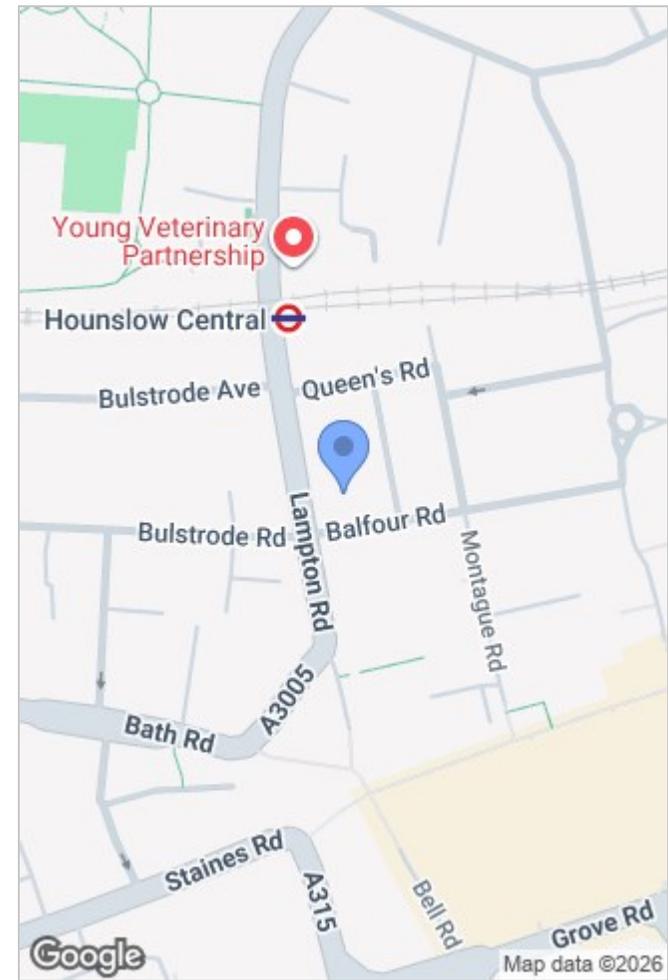


515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 515 sq.ft. (47.9 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 | |

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