Cranston Close, Hounslow, TW3 3DQ
Guide Price £309,950

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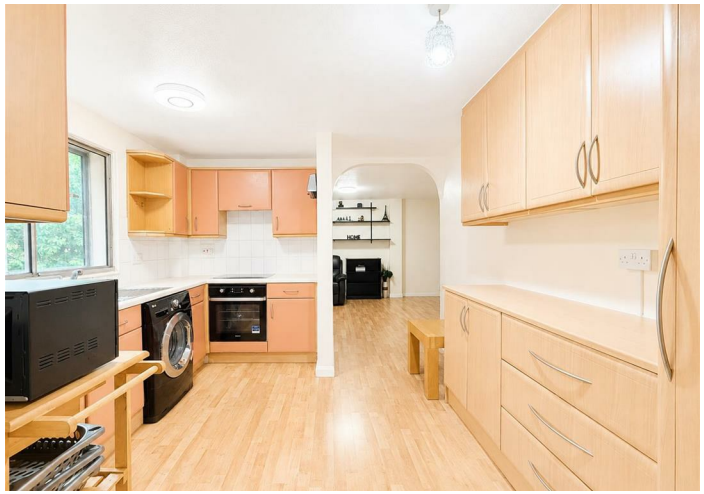
ESTATE AGENTS



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A spacious split-level apartment offered with NO ONWARD CHAIN and set on the top floor of a well-maintained development providing approximately 765 sq.ft of accommodation.

The apartment comprises two generous double bedrooms, both featuring fitted wardrobes and matching bed bases, a well proportioned reception room with ample space for dining, a good size fitted kitchen and a family bathroom suite. Additional benefits include internal storage, loft storage and access to a communal roof terrace.

Further advantages include an approximate 140 years lease, communal gardens and secure allocated parking.

Ideally established in the heart of the town there are excellent nearby transport links located within walking distance such as; Hounslow West 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 proximity. The property falls within the catchment for various local reputable schools such as The Heathlands School, St Mark R.C School, Hounslow Heath Infant & Nursery School, St Michael & St Martin's Primary & Nursery School & Beavers Community Primary School.

Key Features

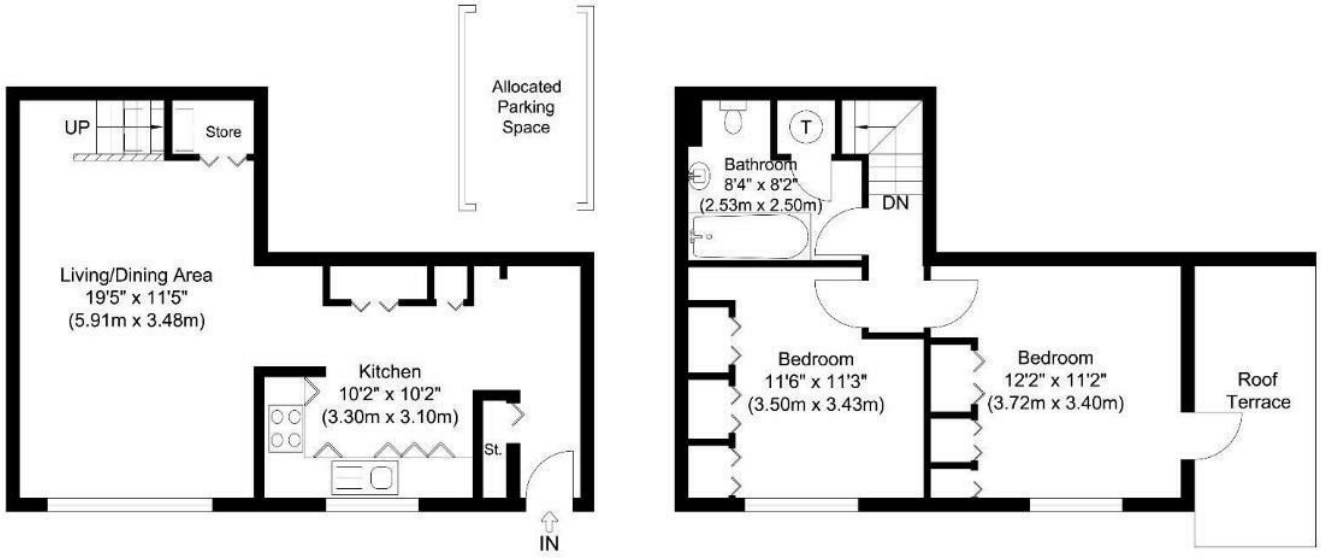
- **Chain Free + Communal Roof Terrace**
- **Split-Level Apartment Circa 765 Sq.Ft**
- **Two Double Bedrooms with Fitted Wardrobes + Matching Bed Bases**
- **Well Proportioned Reception Room with Dining Area**
- **Good Size Kitchen**
- **Family Bathroom Suite**
- **Secure Allocated Parking**
- **Internal Storage + Loft Storage**
- **Approx. 140 Years Lease + Secure Entry System**
- **Top Floor Apartment (No Lift)**

Lease
Approx. 140 years remaining

Service Charge
Approx. £1,500.00 per annum

Ground Rent
£250.00 per annum

Parking
One allocated parking space



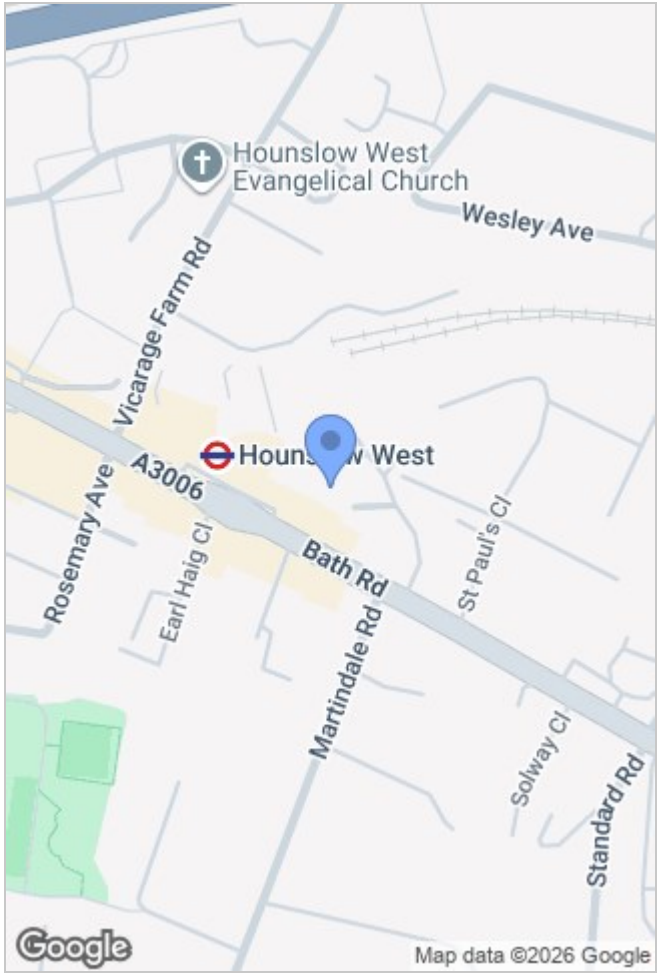
Second Flat
Approximate Floor Area
401.49 sq. ft.
(37.30 sq. m)

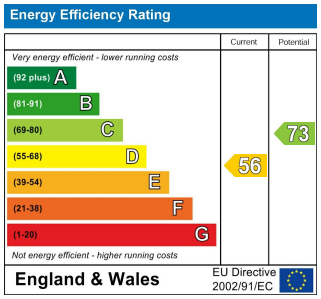
Third Flat
Approximate Floor Area
363.92 sq. ft.
(33.81 sq. m)

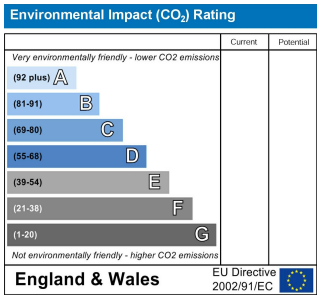
Total Gross Internal Area
765.42 sq. ft.
(71.11 sq. m)

Second Floor, Cranston Close, Hounslow, TW3

Illustration for identification purposes only, measurements are approximate, not to scale.







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