



**Hooper House, Hounslow, TW3 1EY**  
**Guide Price £439,950**

**DBK**  
ESTATE AGENTS



## **Hooper House, Hounslow, TW3 1EY**

### **Guide Price £439,950**

**SOLD BY DBK!**

Sited within no doubt the most talked about and prestigious development within Hounslow comes this modern and tasteful 9th floor apartment.

Sprawling circa 787 sq.ft the property boasts of bright and spacious living space with two well sized bedrooms (master with en-suite), a chic open plan kitchen (complete with integrated appliances) and reception room leading to private balcony, a fashionable family bathroom suite and storage cupboards. Supplementary to this is an approximate 197 years lease, lift access, secure entry system and a unique communal roof terrace. There is also the option to rent a car park space.

Ideally located in the heart of the town this property is situated moments away from Hounslow High Street providing local amenities such as fast food restaurants, shops, 24 hour access gyms and other various healthcare services for example dental and general practitioner surgeries. There are also excellent nearby transport links located within walking distance such as 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

- Brand New Build
- Fashionable Interior Throughout
- Two Bedrooms (Master with Ensuite)
- Open Plan Kitchen/ Reception Room
- Kitchen Complete with Integrated Appliances
- Chic Family Bathroom Suite
- Private Balcony + Communal Roof Terrace
  - Approx. 197 Years Lease
  - Valid New Build Warranty
- Hounslow Central Station 0.2 miles



### Lease

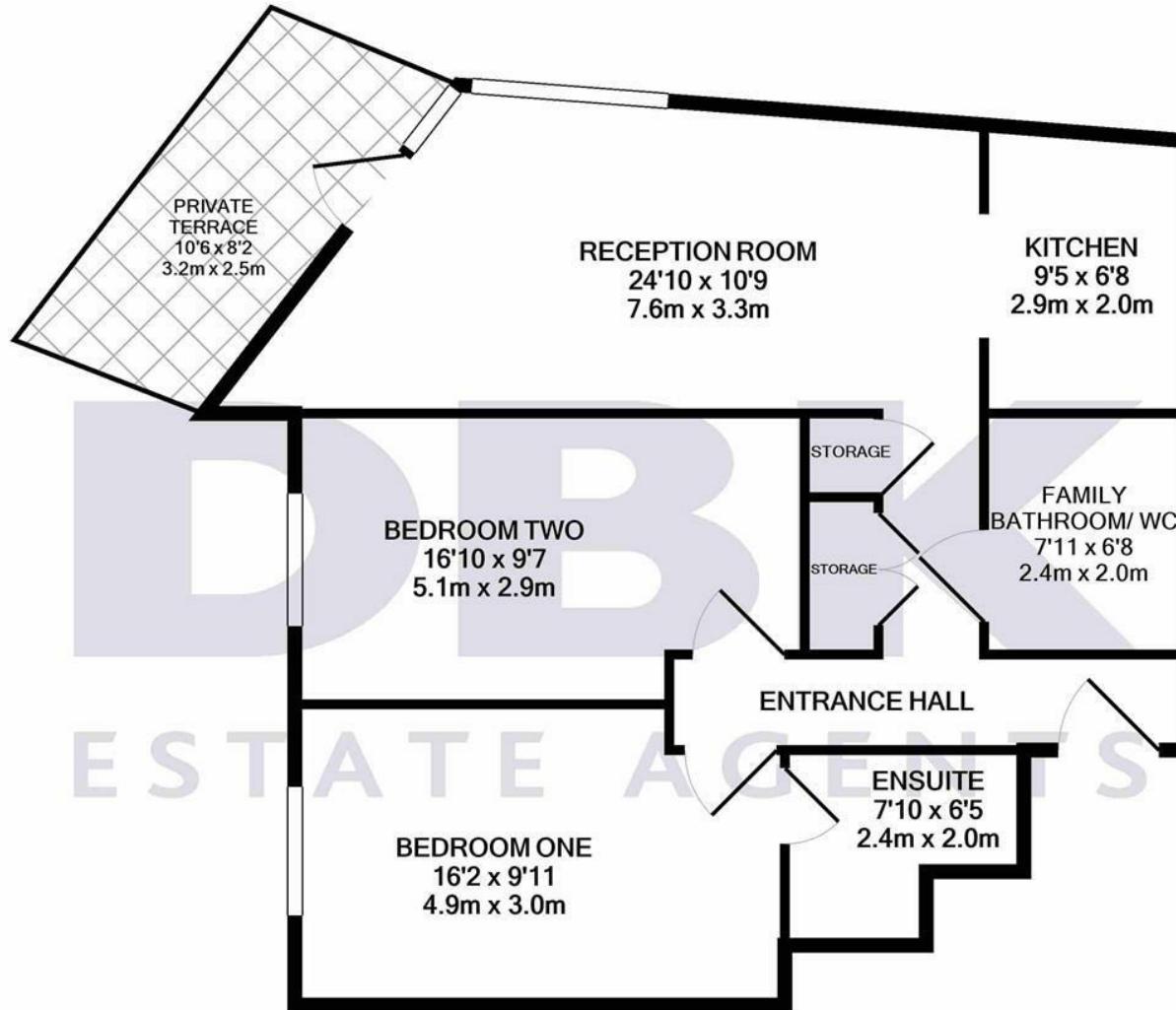
197 years remaining

### Service Charge

£1,175.68

### Ground Rent

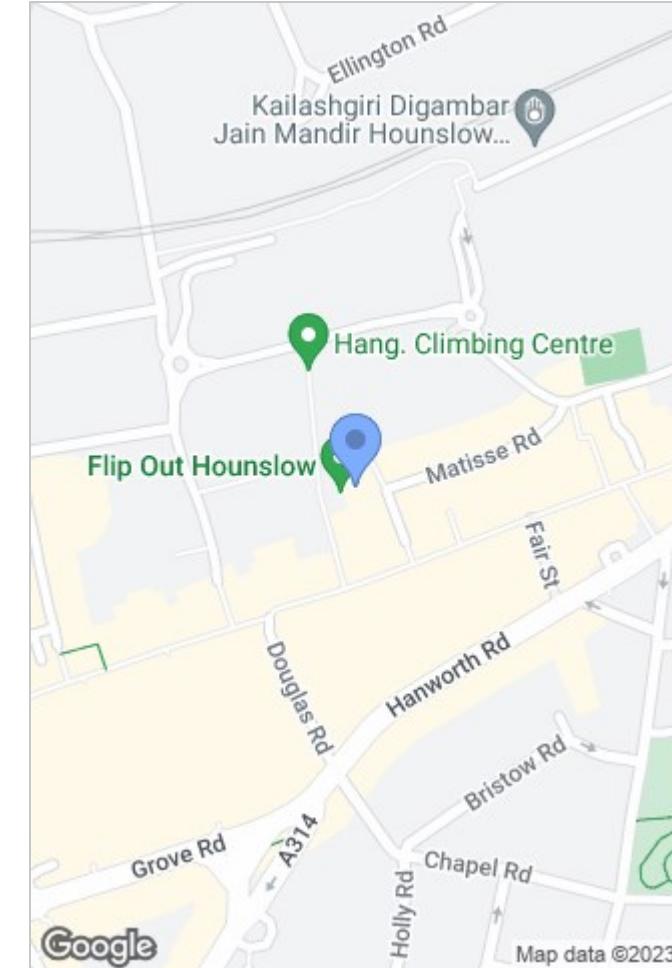
£460.00 per annum



TOTAL APPROX. FLOOR AREA 787 SQ.FT. (73.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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		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			
EU Directive 2002/91/EC			
England & Wales			

		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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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