



Dominion Close, Hounslow, TW3 1PJ
Guide Price £319,950

DBK
ESTATE AGENTS



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This exclusive private gated development offers a first floor modern apartment with a harmonious blend of style, comfort, security and NO ONWARD CHAIN!

Step inside to explore two bedrooms, providing comfortable accommodations for residents or guests. The modern fitted kitchen comes with its own sleek design and contemporary appliances, while the bright and airy reception room offers a welcoming space for relaxation.

A well-appointed family bathroom ensures convenience and functionality for everyday living, while storage cupboards provide additional space.

Benefiting from approximately 104 years remaining on the lease, this property offers long-term security and peace of mind for residents. Allocated parking, along with visitors parking ensures hassle-free parking arrangements for both residents and guests, while a secure entry system provides added security and privacy.

Sited on London Road the property does not fall short of local amenities with a vast array of local shops, cuisines and retail options as well as being within walking distance to Isleworth Overground Station and bus links to neighbouring towns. Hounslow High Street can also be found within a short walk along with local reputable schools.

Key Features

- **Private Gated Development + No Onward Chain**
- **First Floor Modern Apartment with South Facing Windows**
 - **Two Bedrooms**
 - **Modern Fitted Kitchen**
- **Bright + Airy Reception Room**
 - **Family Bathroom**
 - **Storage Cupboards**
 - **Approx. 104 Years Lease**
- **Allocated Parking + Visitors Parking + Communal Gardens + Children's Play Area**
 - **Secure Entry System**



Lease

104 years remaining

Service Charge

£2,400 per annum

Ground Rent

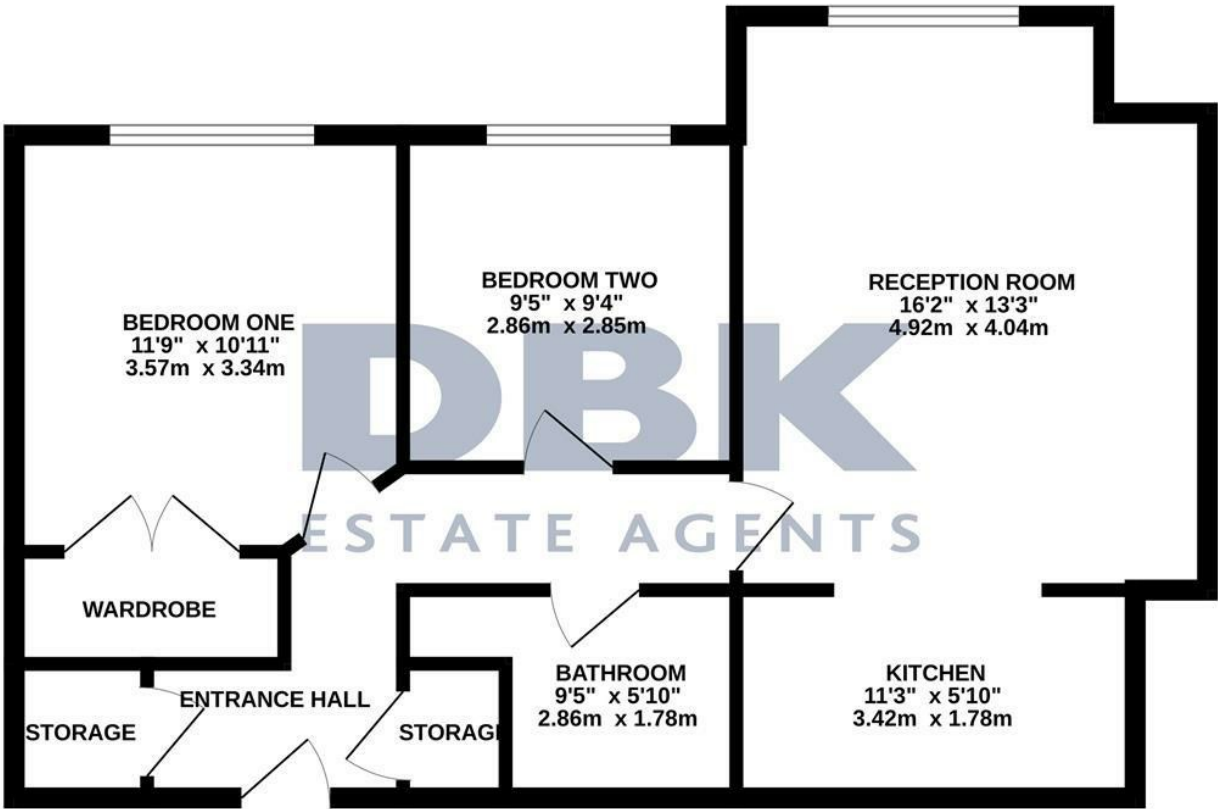
£425 per annum

Parking

Allocated residents bay and visitors parking



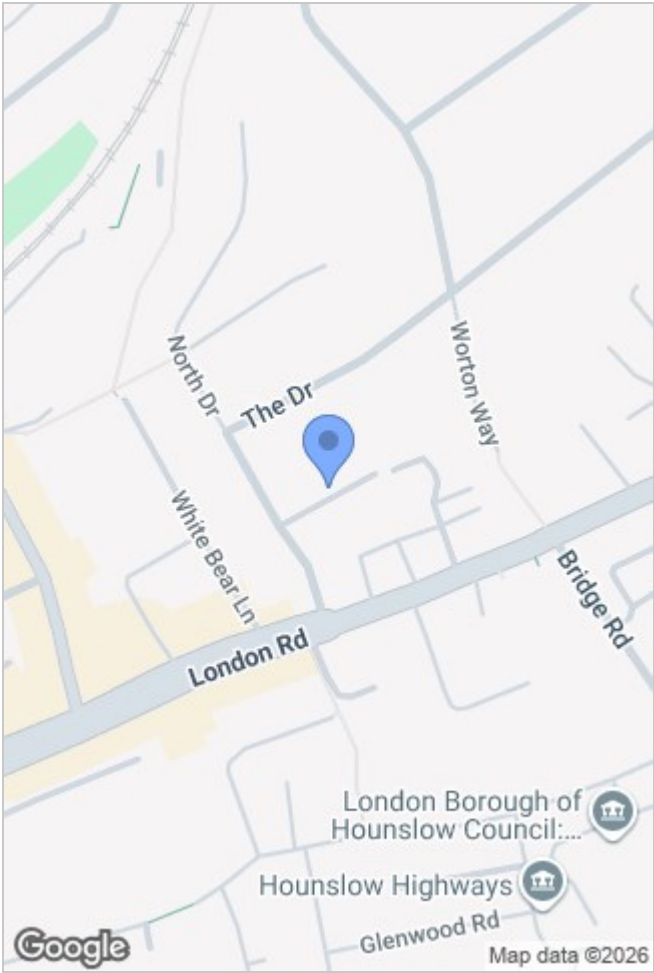
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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 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 | |