



**34 Prince Regent Road, Hounslow, TW3 1EW**  
**Guide Price £335,000**

**DBK**  
ESTATE AGENTS





## 34 Prince Regent Road, Hounslow, TW3 1EW

### Guide Price £335,000

This beautifully presented SOUTH FACING seventh-floor apartment forms part of a new development by Barratt London and benefits from a new build warranty.

Offering modern living finished to a high specification throughout the apartment features a bright and well-designed open plan living space, incorporating a contemporary kitchen complete with integrated appliances and a stylish breakfast island. The bedroom is generously sized and includes fitted wardrobes, while the modern bathroom finishes the accommodation.

A private balcony provides an inviting outdoor space with elevated views. The building offers lift access, a secure entry system and an impressive 192-years lease. With access to two communal roof terraces and additional gated communal gardens, this is a high-quality apartment in a well-maintained modern development.

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. 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

- **New Development by Barratt London with New Build Warranty**
- **High Specifications + Modern Decor Throughout**
- **7th Floor South Facing Apartment**
- **One Bedroom with Fitted Wardrobes**
- **Open Plan Living Space with Access to a Private Balcony**
  - **Kitchen with Breakfast Island + Integrated Appliances**
  - **Fashionable Bathroom Suite**
- **192 Years Lease Remaining + Utility Cupboard**
- **Lift Access + Secure Entry System**
  - **Two Communal Roof Terraces + Additional Gated Communal Gardens**



### Lease

192 years remaining

### Service Charge

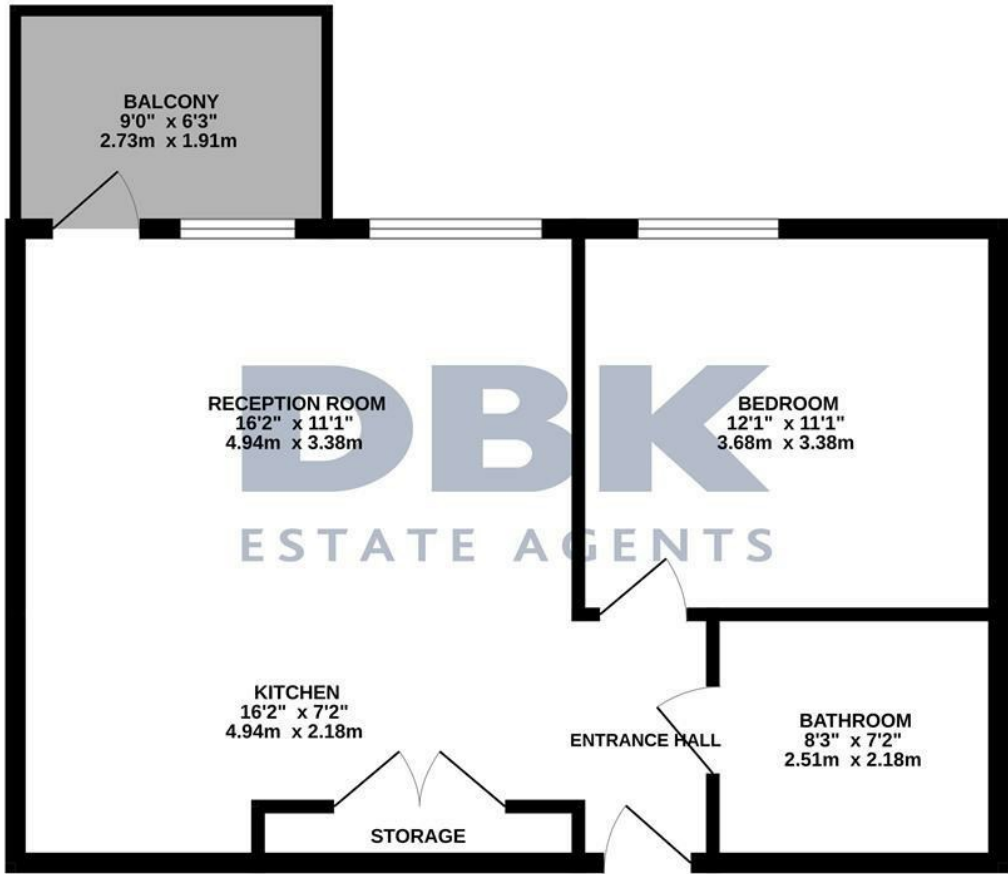
£2,546 per annum

### Ground Rent

NIL



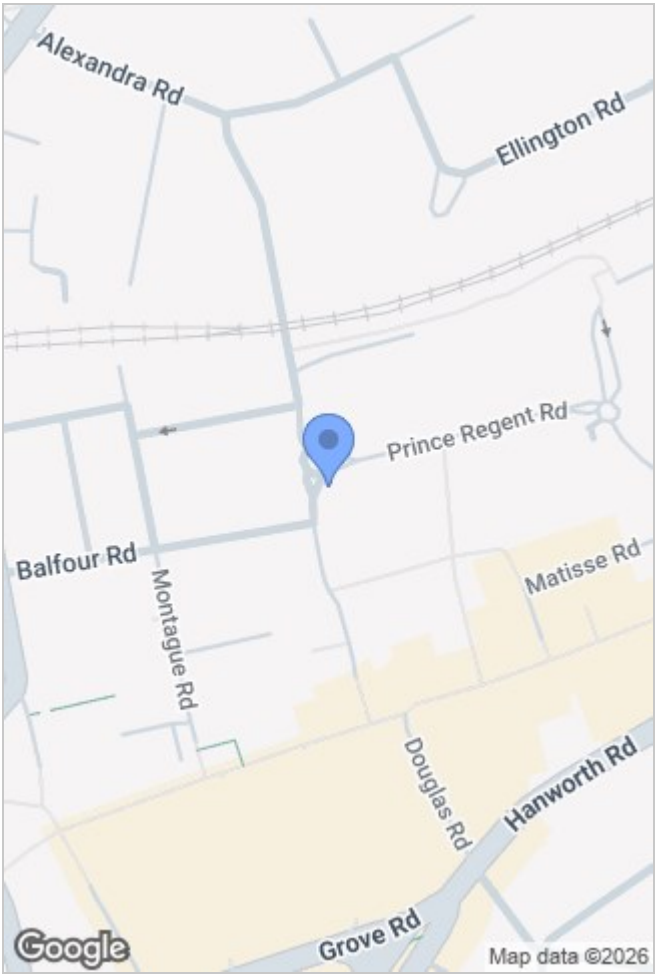
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 516 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 <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	