



**Harris Close, Hounslow, TW3 4JU**  
**Guide Price £219,000**

**DBK**  
ESTATE AGENTS



## **Harris Close, Hounslow, TW3 4JU**

### **Guide Price £219,000**

**SOLD BY DBK!**

A spacious and well-presented apartment boasting circa 475 sq.ft and with NO ONWARD CHAIN!

Situated on the third floor this property consists of one double bedroom, a large reception room, modern kitchen and family bathroom suite. In addition is an approximate 88 years lease, communal gardens, parking, a secure entry system, two lifts and ample storage.

The property is situated within moments from Wellington Primary School as well as other reputable schools such as Lampton Academy. Bus links can be found towards Hounslow High Street, Brentford and Heathrow Airport including an array of local amenities within walking distance from the property. For those commuting to The City, residents have the choice between Osterley, Hounslow West and Hounslow Central Underground Stations (serving Piccadilly Line). The A4/M4 and A30 also lay close by providing links into London and neighbouring towns.

## Key Features

- No Onward Chain
  - Circa 475 Sq.Ft
- One Bedroom Apartment
  - Reception Room
    - Kitchen
  - Family Bathroom
    - Ample Storage
- Approx. 88 Years Lease
  - Lift Access + Parking
- Hounslow Central Station 0.5 miles



### Lease

88 years remaining

### Service Charge

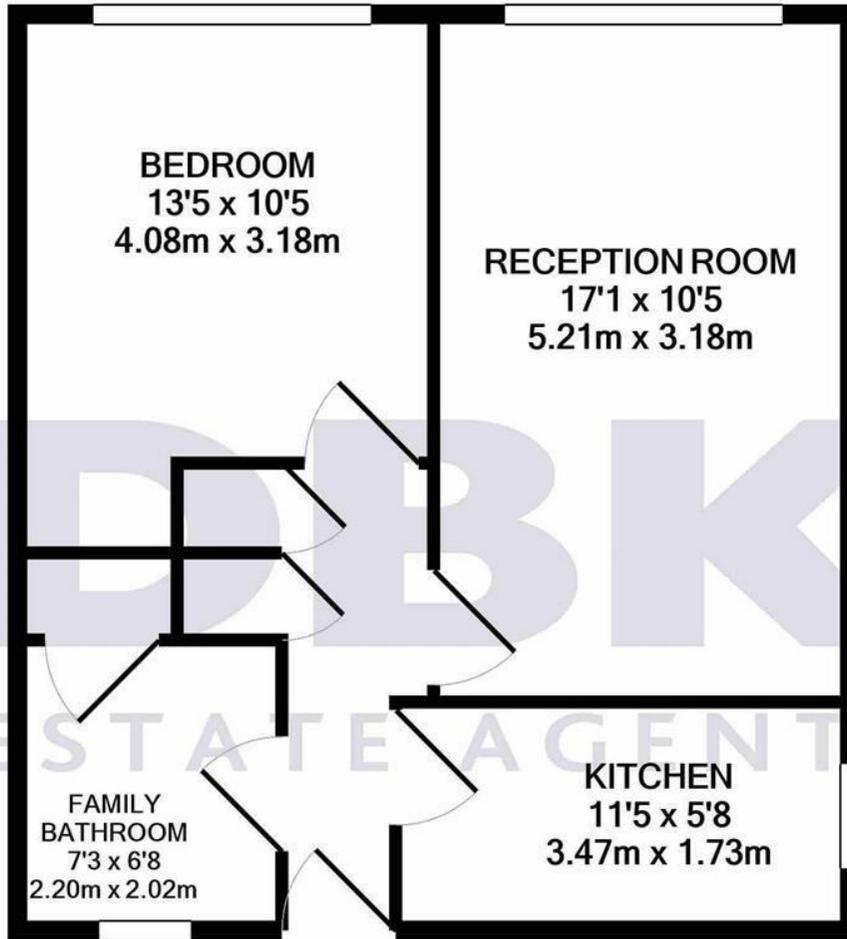
£116.22 per calendar month (includes buildings insurance)

### Ground Rent

£10.00 per annum

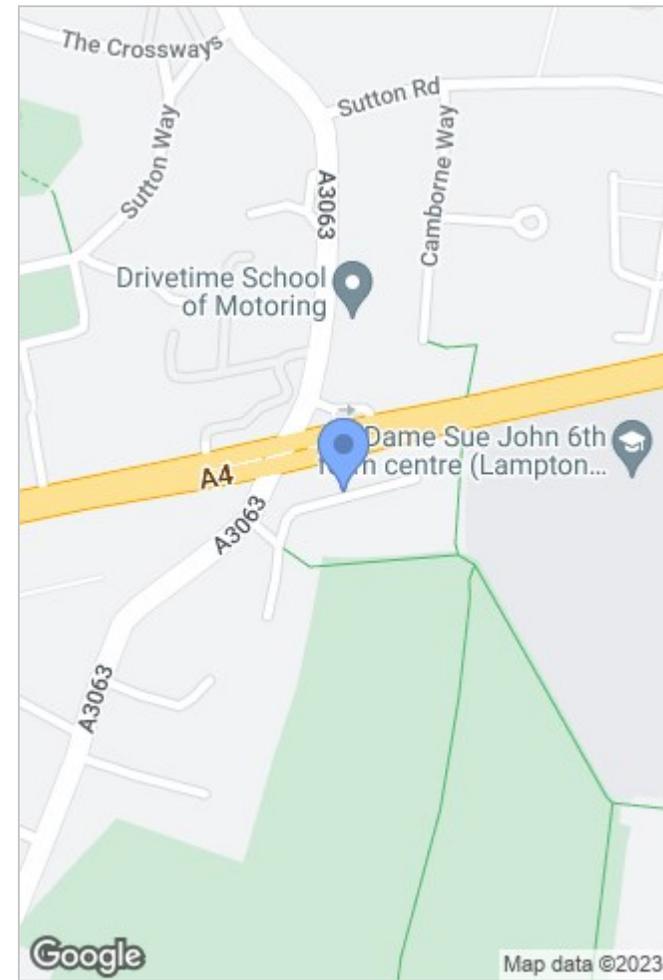
### Parking

Residents + Visitors Permits Available upon Request



TOTAL APPROX. FLOOR AREA 475 SQ.FT. (44.1 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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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			
		74	82
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	