



Green Square, Lampton Parkside, TW3 4FD
£631,000

DBK
ESTATE AGENTS



Green Square, Lampton Parkside, TW3 4FD £631,000

Luxury Duplex Apartment - Fully furnished by interior designers and Furniture included.

This beautifully designed apartment offers the perfect blend of modern elegance and practical living, featuring high-quality finishes and thoughtful design throughout.

Featuring THREE bedrooms (principle bedroom with en-suite bathroom offering a sleek and modern design). The stylish kitchen boasts matt-finish handleless units, Caesarstone worktops, and integrated appliances, including an oven, microwave, induction hob, fridge/freezer, dishwasher and washer/dryer. LED feature lighting and a sleek stainless steel undermounted sink complete the contemporary look. The bathroom is equally well-appointed with a bath and overhead shower, a matching vanity-top bath panel, a heated chrome towel rail and a feature mirror with shelf where layout allows. For added convenience there is an additional WC.

Designed for comfort, the apartment benefits from underfloor heating throughout, high-efficiency double-glazed windows and premium Amtico flooring in key areas, with soft carpeting in the bedroom for a cozy feel. Security and technology are at the forefront, with a video entry system, hard-wired smoke and heat detectors, a sprinkler system, and wiring for Sky Q and broadband. A private balcony/ terrace provides outdoor space, with aluminium decking or tiled finishes.

The development offers secure fob-controlled entry, lift access to all floors, and cycle and bin storage, ensuring convenience for residents. Right to Park spaces and EV charging points are available for purchase. With a 999-year lease, a 10-year NHBC warranty and a desirable location, this apartment is an exceptional investment or home.

Key Features

- **New Build Development with 10 Years NHBC Warranty**
 - **999 Years Lease**
- **Complete Before 31st March 2025 + Save £11,250 in Stamp Duty Costs!**
- **Dedicated 12 hour, 7 days per week concierge service to all apartments**
- **Three Bedroom Duplex Apartment Circa 1,130 Sq.Ft - Principle Bedroom with Ensuite**
- **Open Plan Living Room/ Kitchen with integrated appliances leading to private balcony**
- **Stylish Bathroom Suite + Additional WC**
 - **4 minute Walk to Hounslow Central Station + Enterprise car club located on the development**
 - **Sleek handleless kitchens with integrated appliances, undermounted sinks, durable Amtico flooring and underfloor heating for added comfort**
 - **Secure fob-controlled entrance with communal lobby, lift access to all floors, cycle and bin storage and internal letterboxes**

New Build Warranty

10 year NHBC warranty

Lease

999 year lease

Service Charge

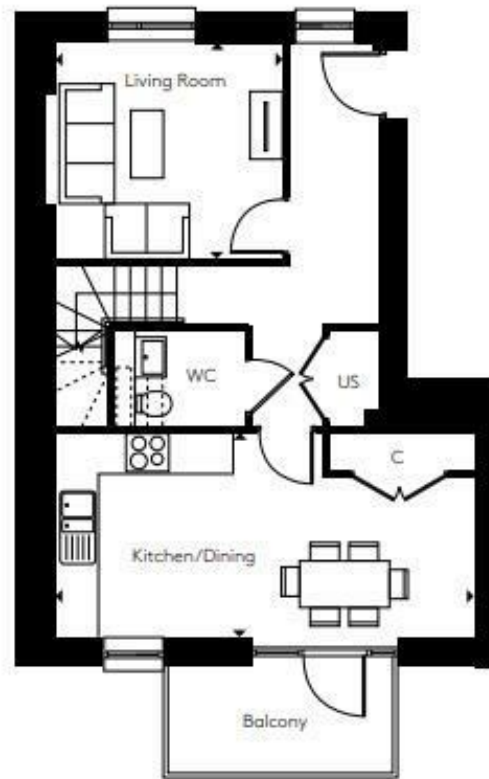
£4,599.00 per annum

Parking

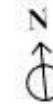
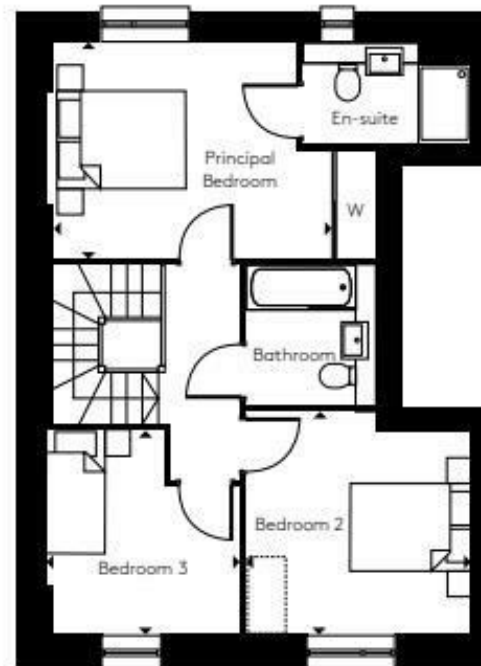
Parking available for all apartments at an additional cost



Floor 2



Floor 3



Kitchen/Dining
3.15m x 6.60m 10'3" x 21'7"

Living Room
3.35m x 3.55m 10'11" x 11'7"

Principal Bedroom
3.30m x 4.30m 10'9" x 14'1"

Bedroom 2
3.45m x 3.40m 11'3" x 11'1"

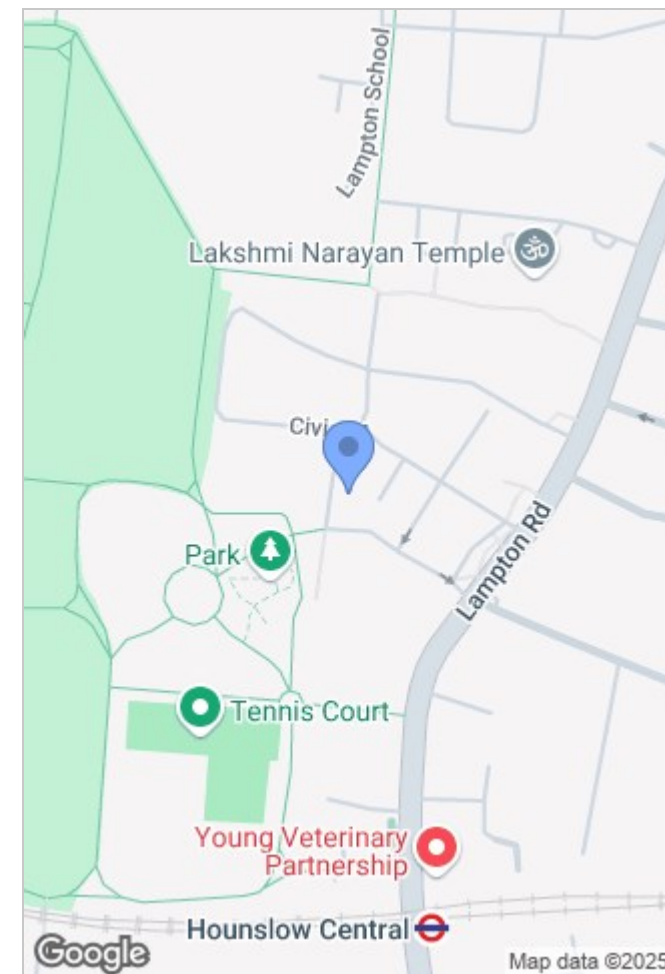
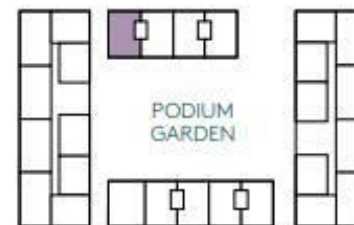
Bedroom 3
3.15m x 2.95m 10'3" x 9'8"

Total area - 1,130 sq ft

Floor 2



Floor 3



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		