



**Harris Close, Hounslow, TW3 4JU**  
**Guide Price £219,950**

**DBK**  
ESTATE AGENTS



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

### **Guide Price £219,950**

A spacious and bright first floor apartment with No Onward Chain!

The apartment comprises of one double bedroom, a large reception room, an elegant family bathroom and a bright kitchen. Furthermore, the property benefits from a 84 years lease, communal gardens, parking, lift access and 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
- First Floor One Bedroom Apartment
  - Large Reception Room
  - Family Bathroom
  - Bright Separate Kitchen
    - Ample Storage
    - Secure Entry System
  - Communal Gardens + Parking
- Hounslow Central Underground Station  
0.5 miles
  - Circa 474 Sq.Ft



### Lease

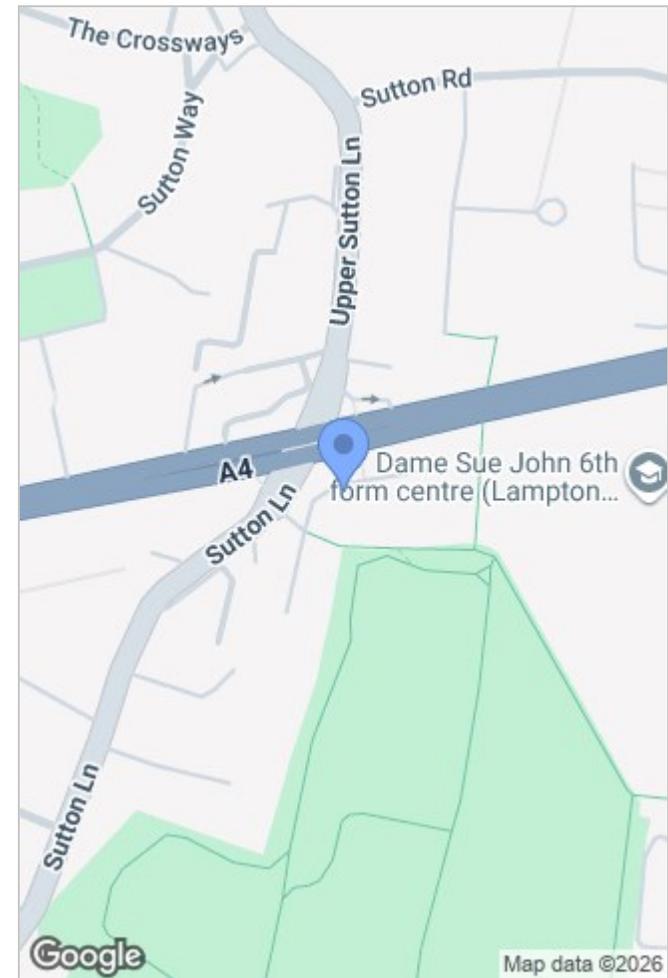
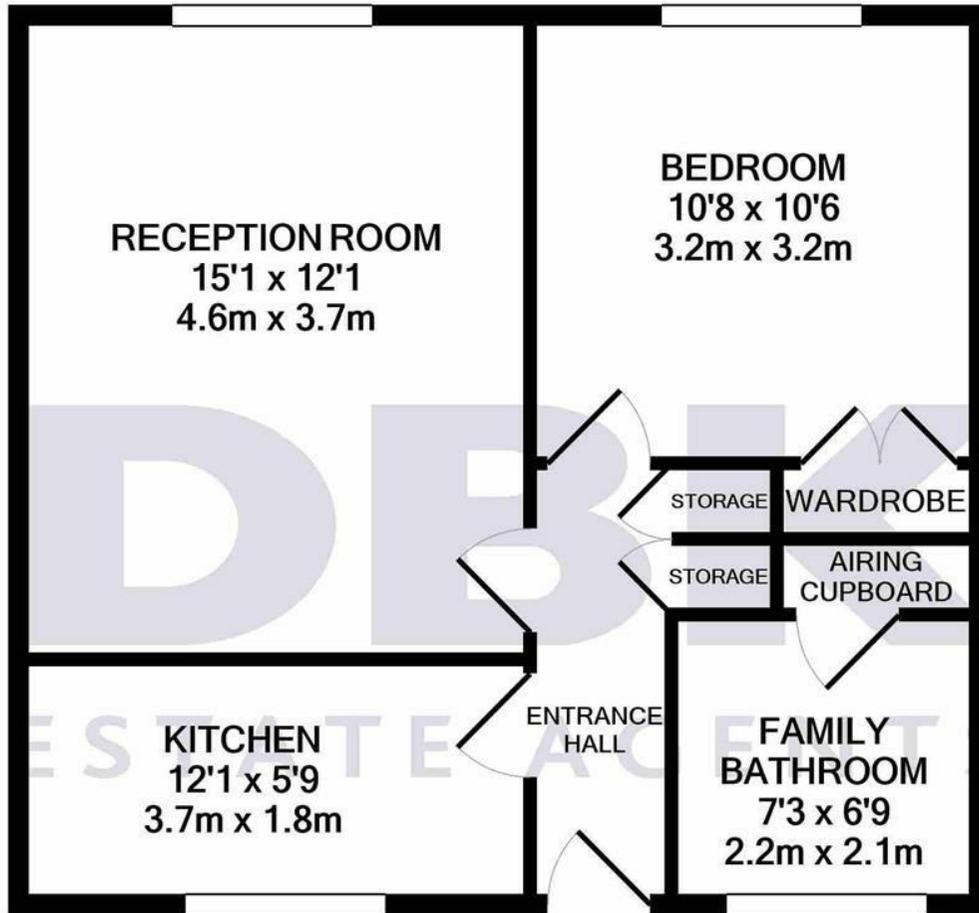
Approx. 84 years remaining

### Service Charge

£1,860.00 per annum

### Ground Rent

£10.00 per annum



TOTAL APPROX. FLOOR AREA 474 SQ.FT. (44.0 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			
		77	79
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			