



Green Square, Lampton Parkside, TW3 4FD
£365,000

DBK
ESTATE AGENTS



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Luxury One-Bedroom Apartment in a Stunning New Development.

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

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.

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

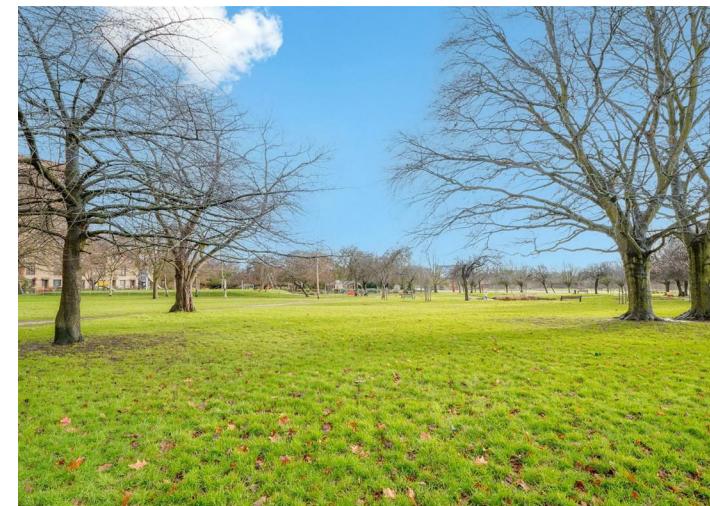
- **New Build Development with 10 Years NHBC Warranty**
 - **999 Years Lease**
- **Complete Before 31st March 2025 + Save £4,125 in Stamp Duty Costs!**
- **Dedicated 12 hour, 7 days per week concierge service to all apartments**
- **One Bedroom Apartment Circa 580 Sq.Ft**
- **Open Plan Living Room/ Kitchen with integrated appliances leading to private balcony**
 - **Stylish Bathroom Suite**
- **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
£2,289.00 per annum

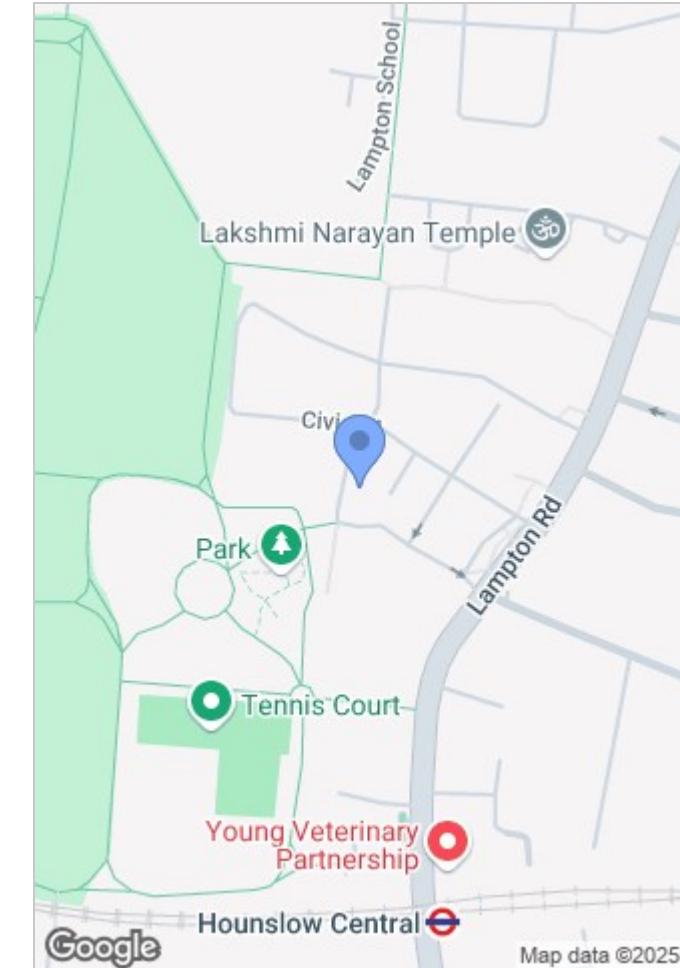
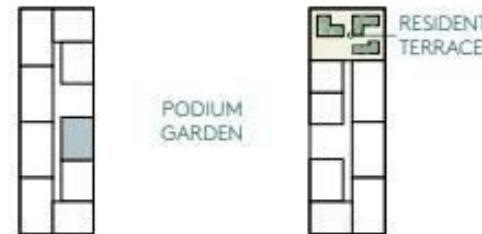
Parking
Parking available for all apartments at an additional cost





Kitchen/Dining/Living
 5.05m x 6.35m 16'6" x 20'9"
Bedroom
 3.25m x 4.05m 10'7" x 13'3"
Total area - 580 sq ft

Floor 5



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			
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			
EU Directive 2002/91/EC			