



Clarke Avenue, Hounslow, TW3 4FE
Guide Price £475,000

DBK
ESTATE AGENTS



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A Stunning Modern Ground Floor Maisonette in a Desirable New Development.

Discover the epitome of modern living in this exquisite apartment located within a sought-after new development. Boasting a contemporary design and thoughtfully crafted with meticulous attention to detail this property is sure to captivate buyers.

The maisonette features two generously sized bedrooms which offer their own Juliet Balconies allowing an abundance of natural light to flood the space and creating an airy and inviting atmosphere. The chic open plan kitchen/ diner is a culinary haven equipped with high-end integrated appliances that elevate the cooking experience. Guests can be entertained in the expansive reception room which seamlessly flows onto a private balcony perfect for enjoying al fresco dining or simply unwinding while taking in the picturesque surroundings.

The fashionable family bathroom suite adds a touch of luxury to your daily routine ensuring comfort and convenience for all occupants. In addition to the remarkable features of this property, there is benefit from an approximate 120 years lease, new build warranty further enhances the appeal providing assurance and protection for years to come and an allocated parking space.

Key Features

- Exquisite Ground Floor Maisonette in a desirable new development
- Contemporary design with meticulous attention to detail
 - Two generously sized bedrooms with Juliet Balconies for abundant natural light
 - Chic open-plan kitchen/diner with high-end integrated appliances
- Expansive reception room flowing onto a private balcony
- Fashionable family bathroom suite for added luxury
- Approximate 120-year lease for long-term security
 - New build warranty for peace of mind
 - Allocated parking space for convenience
- Captivating features and benefits that enhance the appeal



Lease

120 years remaining

Service Charge

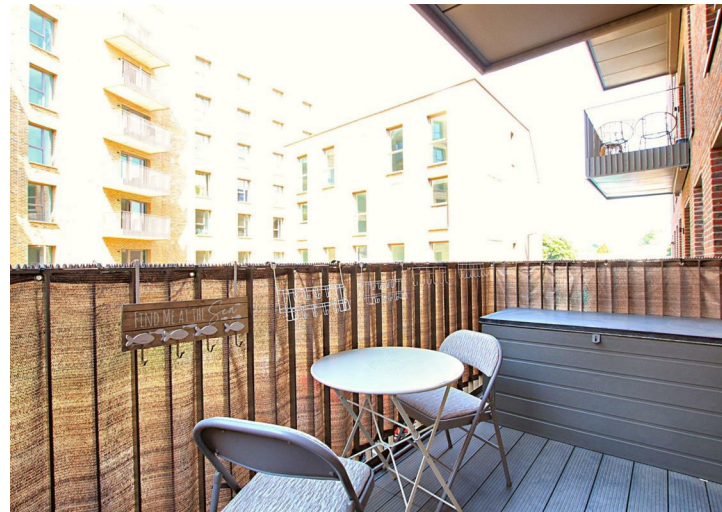
£122.12 per calendar month

Ground Rent

£22.91 per calendar month

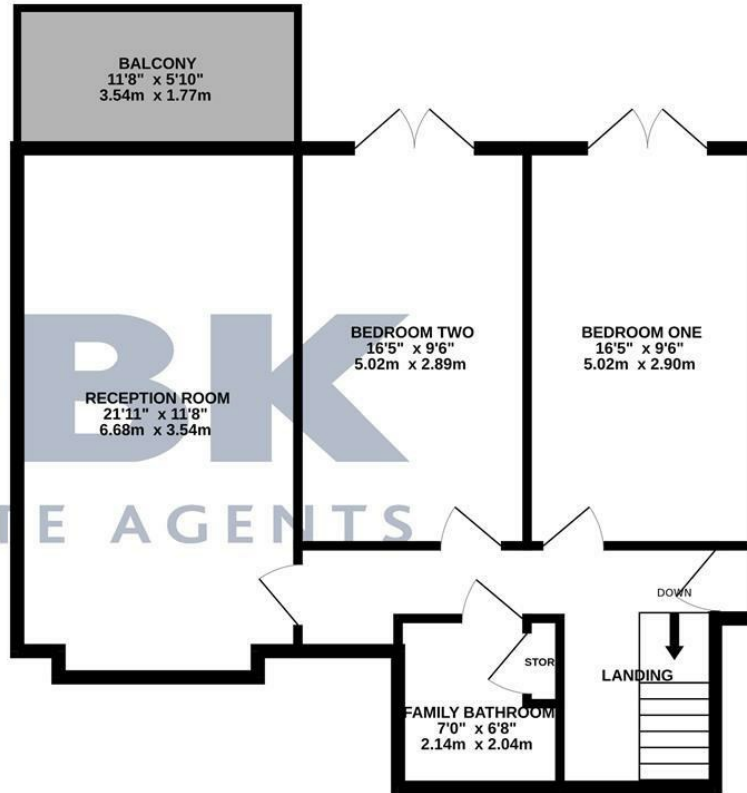
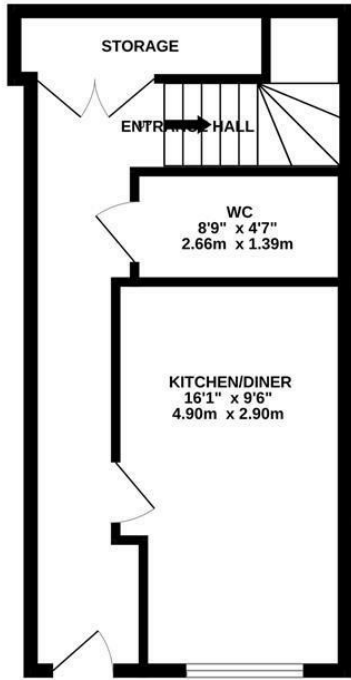
Parking

One allocated bay



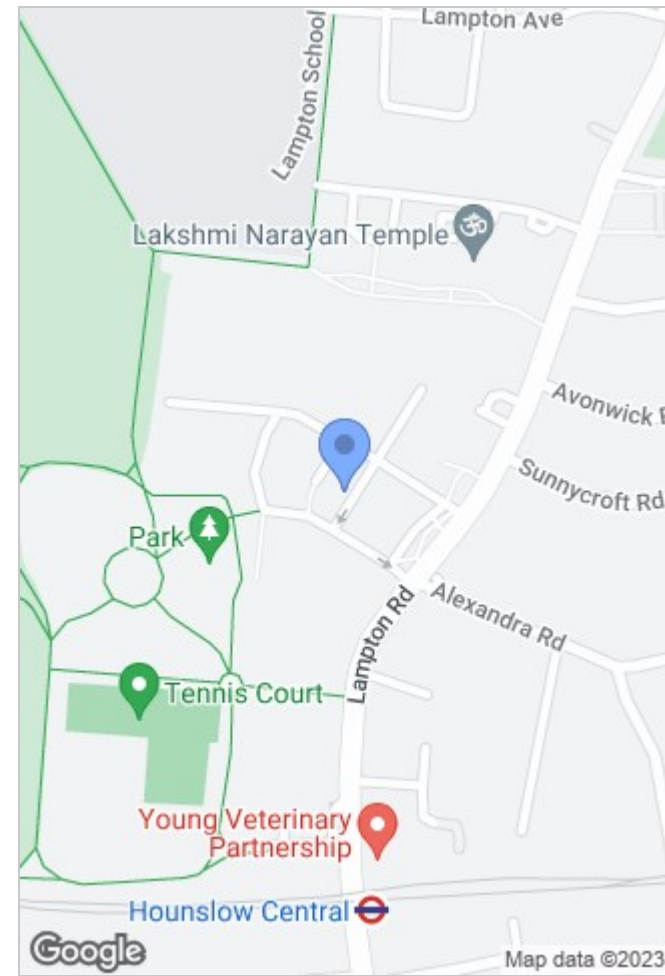
GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.

1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 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 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	

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