



**Juniper Court, Hounslow, TW3 3TJ**  
**Guide Price £315,000**

**DBK**  
ESTATE AGENTS



## Juniper Court, Hounslow, TW3 3TJ

### Guide Price £315,000

Presenting a remarkable top floor apartment with a unique mezzanine level, this property combines modern design, comfort, and convenience.

Upon entering, you'll immediately appreciate the spaciousness and natural light that fills the reception room creating an inviting atmosphere for relaxation and entertaining. The well-appointed kitchen provides a stylish and functional space equipped with modern appliances and ample storage.

This apartment comprises two bedrooms, including a master bedroom with the added luxury of an ensuite bathroom. The family bathroom suite caters to the needs of guests or additional occupants ensuring comfort and practicality for all.

Ample storage throughout the property ensures clutter-free living allowing you to maintain an organised and tidy space.

A secure entry system provides peace of mind ensuring only authorised individuals can access the building. Additionally, this property comes with the added benefit of allocated parking eliminating the hassle of searching for parking spaces in the area.

With a lease of 972 years this apartment offers long-term security and peace of mind for residents and potential investors.

## Key Features

- Top Floor Apartment with Mezzanine
- Two Bedrooms (Master with Ensuite)
  - Reception Room
  - Kitchen
- Family Bathroom Suite
  - Ample Storage
- Secure Entry System
- Allocated Parking
- 972 Years Lease
- Prominent + Convenient Location



### Lease

972 years remaining

### Service Charge

£293.48 per calendar month

### Ground Rent

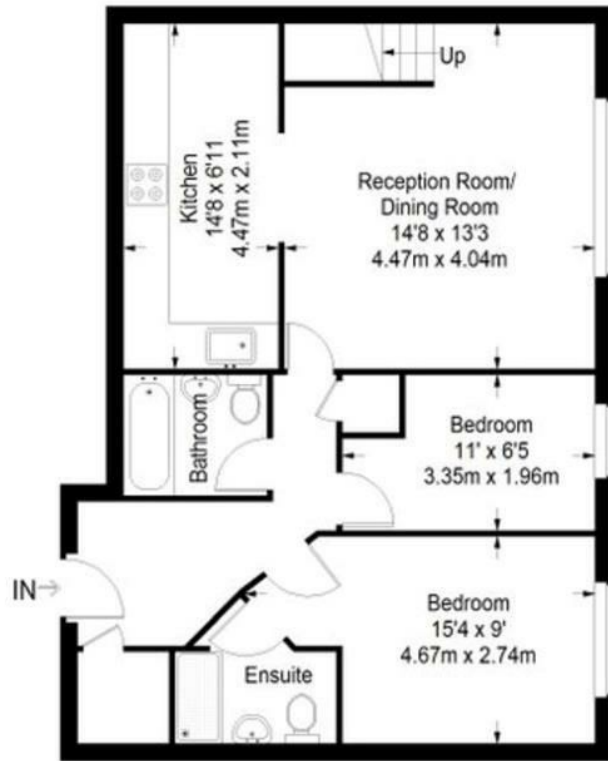
£250 per annum

### Parking

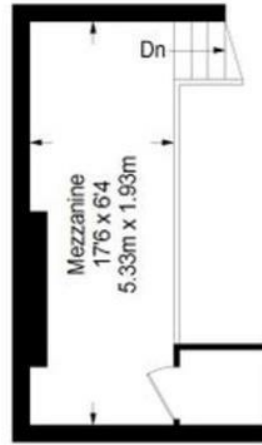
One allocated parking space



# Juniper Court, Grove Road



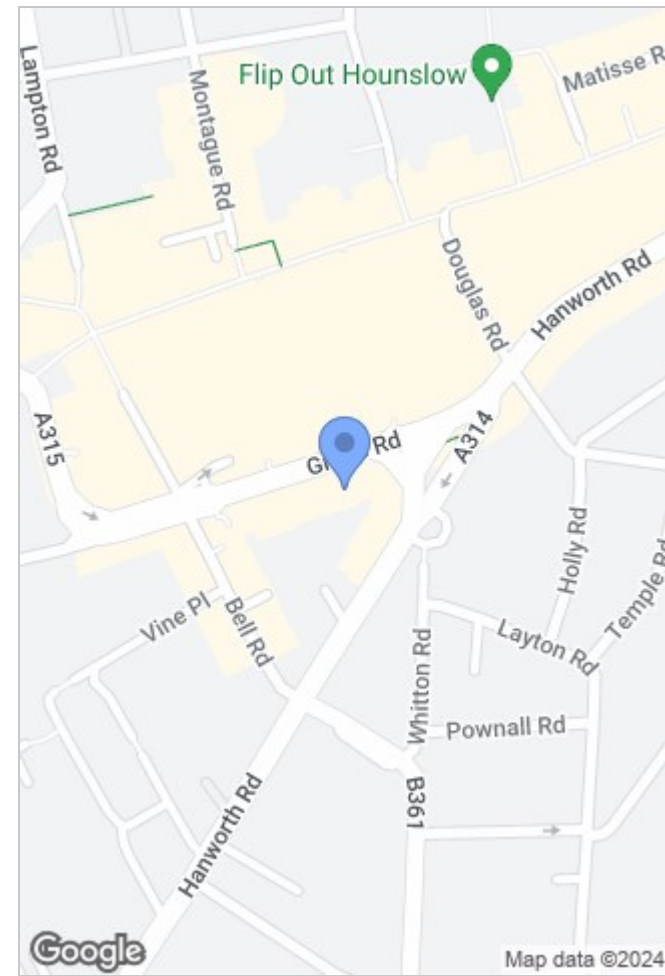
Third Floor = 663 sq ft



Mezzanine = 129 sq ft

Approximate Gross Internal Area  
 THIRD FLOOR = 663 sq ft / 61.59 sq m  
 MEZZANINE = 129 sq ft / 11.98 sq m  
 Total = 792 sq ft / 73.58 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	