



Stirling Grove, Hounslow, TW3 1QG
Guide Price £239,950

DBK
ESTATE AGENTS



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Presenting a fantastic opportunity to own a delightful ground floor apartment in a tranquil residential setting with NO ONWARD CHAIN!

With its inviting ambiance the apartment sprawls circa 475 sq.ft with one bedroom, a reception room perfect for relaxation, a well-appointed kitchen and a family bathroom that boasts modern fixtures.

Benefiting from an approximate lease of 93 years, this property offers long-term security. You'll appreciate the convenience of allocated parking providing hassle-free access to your home along with the enjoyment of communal gardens, perfect for outdoor leisure activities.

Undoubtedly located in a prime location of Hounslow with just seconds of a walk to Hounslow East Station (Piccadilly line) and the 24 Hour Asda Superstore. Also situated a stones throw away are a magnitude of amenities including the Treaty shopping centre, restaurants and bars places on Hounslow High Street. Reputable schools such as Spring Grove Primary School and Lampton Academy both scoring OUTSTANDING by OFSTED.

Key Features

- No Onward Chain
- Ground Floor Apartment
 - One Bedroom
 - Circa 475 Sq.Ft
 - Reception Room
 - Kitchen
 - Family Bathroom
 - Ample Storage
- Approx. 93 Years Lease
- Allocated Parking + Communal Gardens



Lease

Approximately 93 years remaining

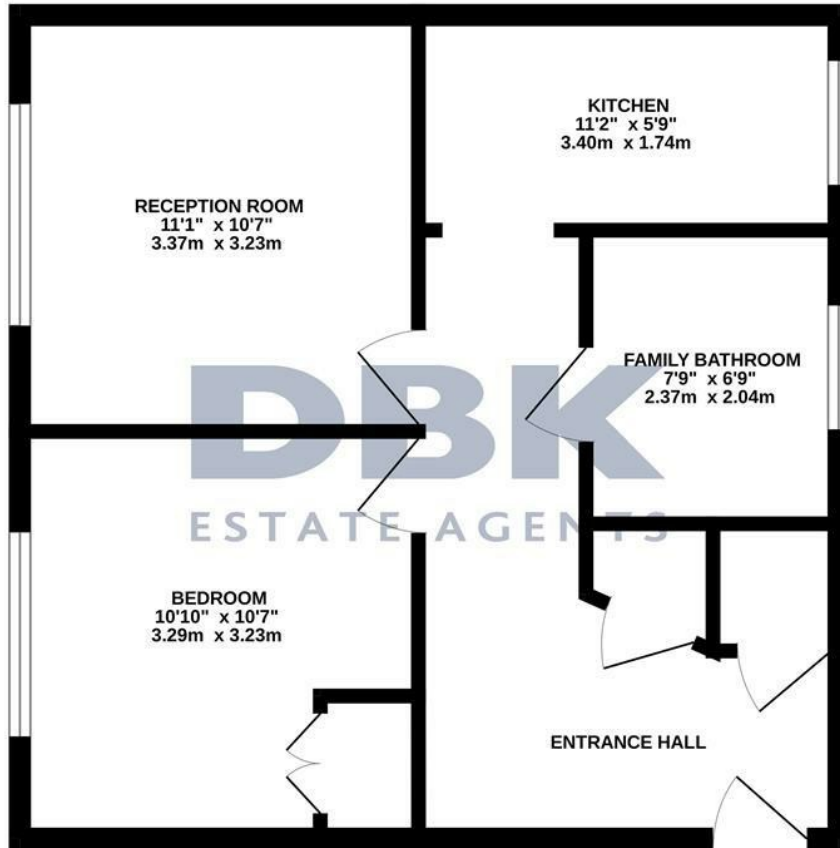
Service Charge

£2285.04 per annum (includes buildings insurance)

Ground Rent

£75 per annum

475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.1 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			
		53	74
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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