



Arnold Crescent, Isleworth, TW7 7NS
Guide Price £735,000

DBK
ESTATE AGENTS



An exquisite residence that defines modern luxury living. This property has been meticulously crafted and is presented as 'Brand Newly Refurbished' offering a seamless and elegant living experience.

With 'No Onward Chain,' the transition to your dream home is both swift and hassle-free.

Spanning five bedrooms and three bathrooms, this home provides an abundance of space for a growing family or those seeking a sophisticated and spacious living environment. The two reception rooms offer versatility, providing options for a formal living area, entertainment space or even a home office.

The heart of this home is the open-plan kitchen/lounge, a harmonious space designed for contemporary living. High specifications throughout the property showcase a commitment to quality and style ensuring that every detail meets the highest standards.

Step outside to discover a manicured rear garden, perfect for outdoor gatherings, relaxation, or even al fresco dining. Ample off-street parking adds convenience for residents with multiple vehicles.

Located within half a mile from Hounslow Overground Station offering routes into Central London and to Heathrow Airport, within close proximity of local amenities, reputable schools, bus links and the A4 provides the motorist with access into London and the M4/M25.

Key Features

- **Brand Newly Refurbished**
 - **No Onward Chain**
 - **Five Bedrooms**
 - **Three Bathrooms**
 - **Two Reception Rooms**
- **Open Plan Kitchen/ Lounge**
 - **Manicured Rear Garden**
 - **Ample Off Street Parking**
- **Hounslow Overground Station 0.6 mi**
 - **High Specifications Throughout**





Arnold Crescent, TW7

CAPTURE DATE
06/01/2020

LASER SCAN POINTS
62,333,251

GROSS INTERNAL AREA
193.6 Sqm / 2083.9 Sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property.
193.6 Sqm / 2083.9 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features, includes walkways, restricted head.
177.5 Sqm / 1910.9 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
5.5 Sqm / 58.8 Sqft

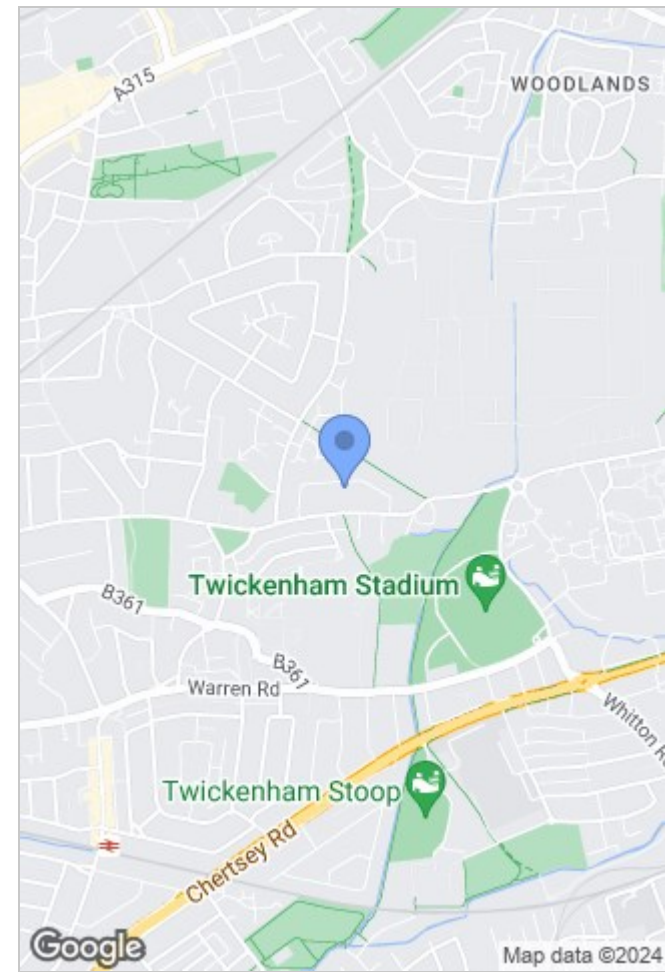


Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
191.4 Sqm / 2060.6 Sqft

IPMS 3C RESIDENTIAL
180.7 Sqm / 1944.5 Sqft

SPEC ID
SeOdeed385e6920c73061aff



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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