



**Brookwood Road, Hounslow, TW3 4HF**  
**Guide Price £239,950**

**DBK**  
ESTATE AGENTS



## Brookwood Road, Hounslow, TW3 4HF

### Guide Price £239,950

This second-floor split-level apartment spans approximately 760 sq.ft and is an exceptional opportunity for CASH BUYERS ONLY!

Featuring two double bedrooms, this residence offers ample space and comfort. The modern kitchen is designed for both style and functionality while the large reception room and dining area provide a versatile space for relaxation and entertainment. The family bathroom, complete with a separate WC ensures convenience for all residents.

Additional benefits include ample parking for both residents and visitors as well as well-maintained communal gardens for outdoor enjoyment and a 119 years lease.

The property is situated moments away from Hounslow High Street providing local amenities. There are also excellent nearby transport links located within walking distance such as; Hounslow East Underground Station and Hounslow Central Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4 and M4 can be found within close proximity. The property falls within the catchment for various local reputable schools such as: Alexandra Primary School and Lampton Academy.

## Key Features

- Cash Buyers Only
- Second Floor Split Level Apartment
  - Circa 760 Sq.Ft
  - Two Double Bedrooms
    - Modern Kitchen
  - Large Reception Room/ Diner
- Family Bathroom with Separate WC
- Ample Parking for Residents + Visitors
  - Communal Gardens
- Walking Distance to Hounslow Central Station



### Lease

119 years remaining

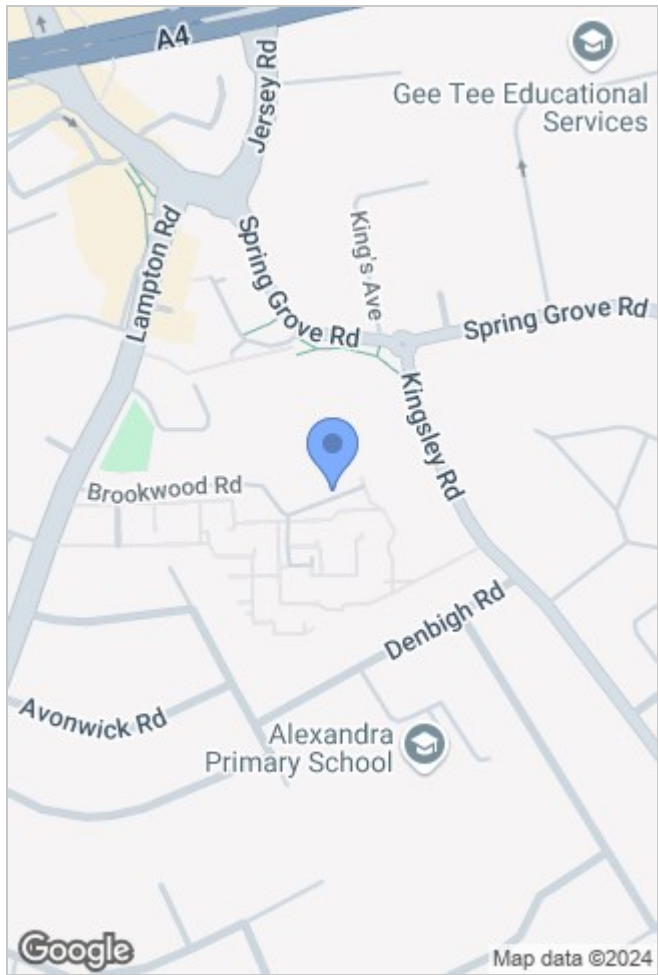
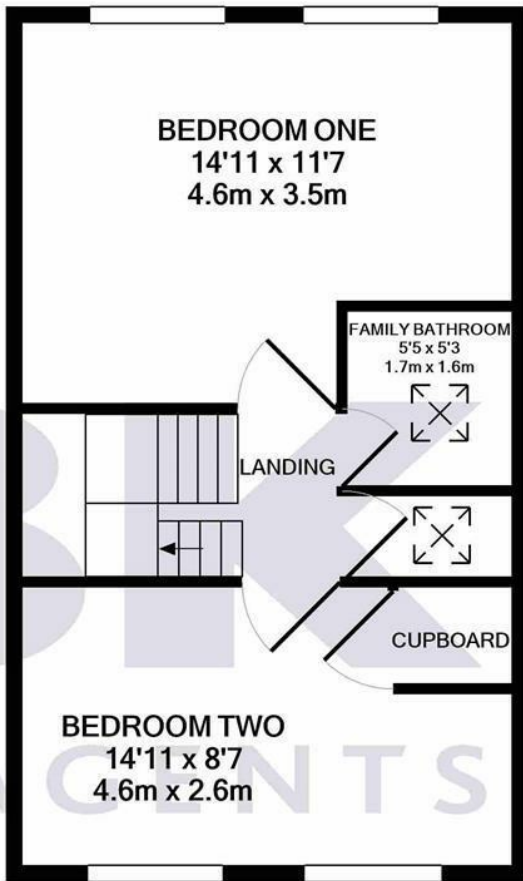
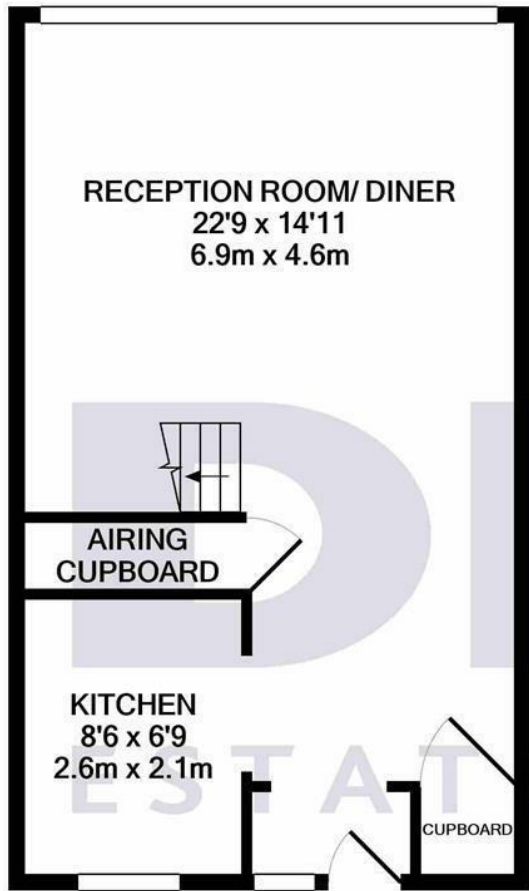
### Service Charge

£2,047.32 per annum

### Ground Rent

£10.00 per annum





**GROUND FLOOR**  
APPROX. FLOOR  
AREA 382 SQ.FT.  
(35.5 SQ.M.)

**1ST FLOOR**  
APPROX. FLOOR  
AREA 378 SQ.FT.  
(35.1 SQ.M.)

**TOTAL APPROX. FLOOR AREA 760 SQ.FT. (70.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		64	71
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		