



**Stirling Grove, Hounslow, TW3 1QG**  
**Guide Price £255,000**

**DBK**  
ESTATE AGENTS





## Stirling Grove, Hounslow, TW3 1QG

### Guide Price £255,000

This modern first floor apartment offers bright and comfortable living, ideal for those seeking a well-connected home.

Spanning approximately 475 sq. ft, the property features a spacious double bedroom, a stylish fitted kitchen, and an airy reception room with ample natural light throughout. The chic family bathroom complements the modern interior.

While convenient in-apartment storage adds practicality to the well-designed layout. Residents can also enjoy access to communal gardens, as well as available parking and approximately 91 years remaining on the lease.

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

- **Modern First Floor Apartment**
  - Circa 475 Sq.ft
  - One Large Bedroom
  - Stylish Kitchen
  - Airy Reception Room
  - Chic Family Bathroom
  - Approx. 91 Years Lease
  - Storage within Apartment
- **Communal Gardens + Parking**
- **Walking Distance to Hounslow East Station**



### Lease

91 years remaining

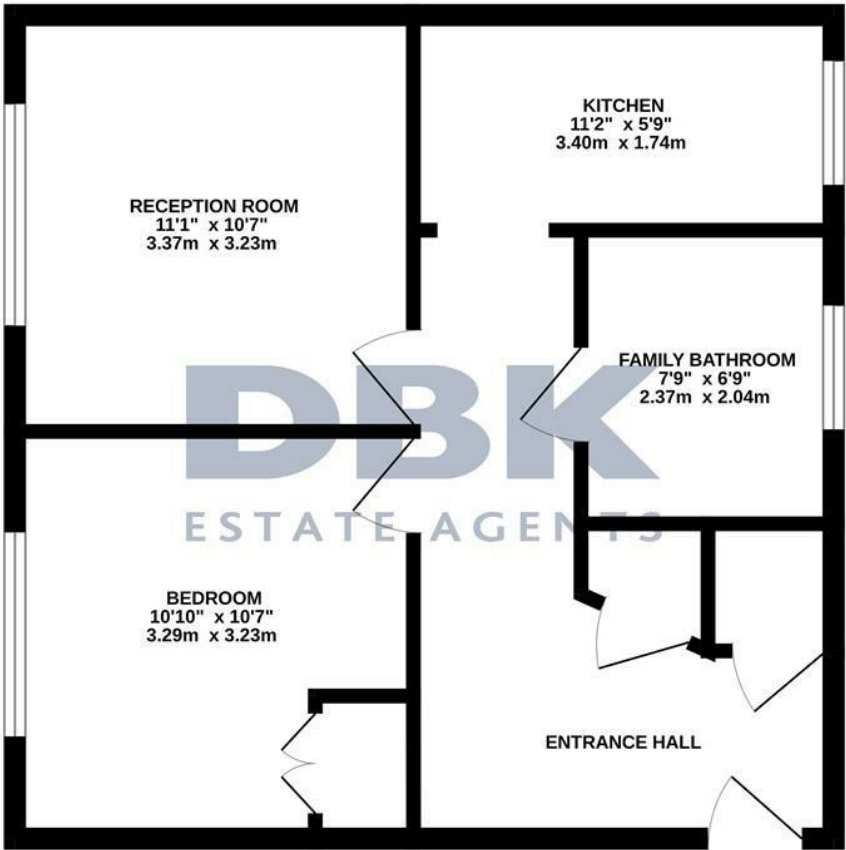
### Service Charge

£2,950.95 per annum (includes buildings insurance)

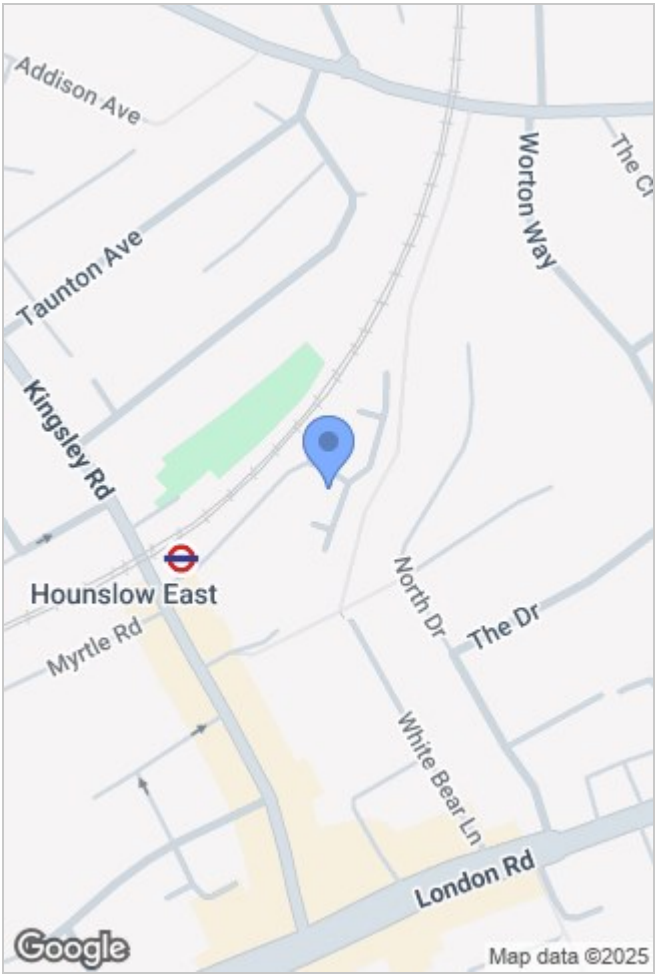
### Ground Rent

£75.00 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		
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	

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