



Lampton Road, Hounslow, TW3 4EJ
Guide Price £349,000

DBK
ESTATE AGENTS



With an outstanding lease of approximately 984 years and No Onward Chain,, this well-presented ground floor apartment is set in a highly sought-after location, just a short walk from Hounslow Central Station.

The property comprises two comfortable bedrooms, a bright reception room, a well-equipped kitchen, and a family bathroom, all offering a practical and welcoming layout. Residents also benefit from beautifully maintained communal gardens, convenient parking and a garage located in a nearby block.

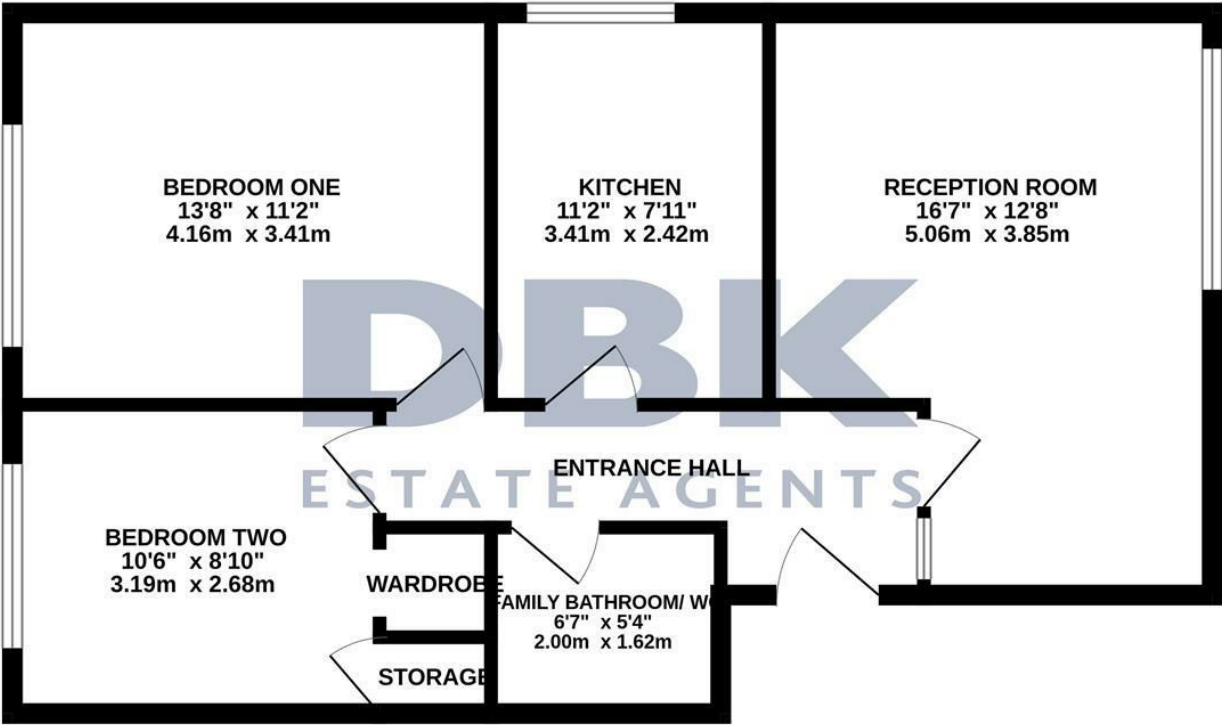
Situated moments from Hounslow High Street providing local amenities such as fast-food restaurants, retail shops, 24-hour access gyms and other various healthcare services. Nearby transport links located within walking distance include Hounslow Central Underground Station connecting commuters to The 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

- **No Onward Chain + 984 Years Lease**
 - **Sought After Location**
- **Ground Floor Apartment Circa 636 Sq.Ft**
 - **Two Bedrooms**
 - **Reception Room**
 - **Kitchen**
 - **Family Bathroom**
- **Parking + Garage in Block**
 - **Communal Gardens**
- **Walking Distance to Hounslow Central Station**



636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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 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		