



**Bennett Close, Hounslow, TW4 5AE**  
**Guide Price £310,000**

**DBK**  
ESTATE AGENTS





## Bennett Close, Hounslow, TW4 5AE

### Guide Price £310,000

Available To Rent 1st of April!

A bright and spacious third floor apartment completed with a modern interior throughout. Accommodation is arranged over 619 sq.ft with two large bedrooms (master bedroom with ensuite), a chic kitchen with integrated appliances open plan with a reception room leading to a private terrace, a stylish family bathroom suite and storage. Supplementary to this is allocated parking space, secure entry system, electric heating and communal gardens.

Situated nearby to Staines Road (TW4) the property is not short of local amenities and links into The Capital via Hounslow Overground & Underground Stations sited 0.9 miles from the property. There are also ample bus routes into Hounslow Town Centre, London Heathrow Airport and neighbouring towns as well as the A4/ A30 nearby for motorists. Local reputable schools include The Heathlands School and Hounslow Heath Junior School both scoring OUTSTANDING by OFSTED.



## Key Features

- No Onward Chain
- Top Floor Apartment
- Two Spacious Bedrooms (Master Bedroom with Ensuite)
- Open Plan Kitchen/ Reception Room
- Modern Fitted Kitchen with Integrated Appliances
  - Family Bathroom/ WC
- Two Internal Storage Cupboards
  - Private Balcony
- Allocated Parking Space
- Hounslow West Station 0.9 miles



### Lease

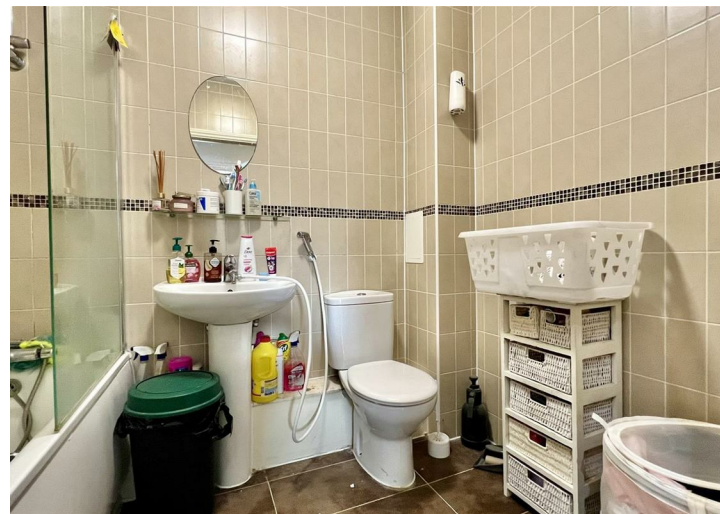
131 years remaining

### Service Charge

£1,413.93 per annum

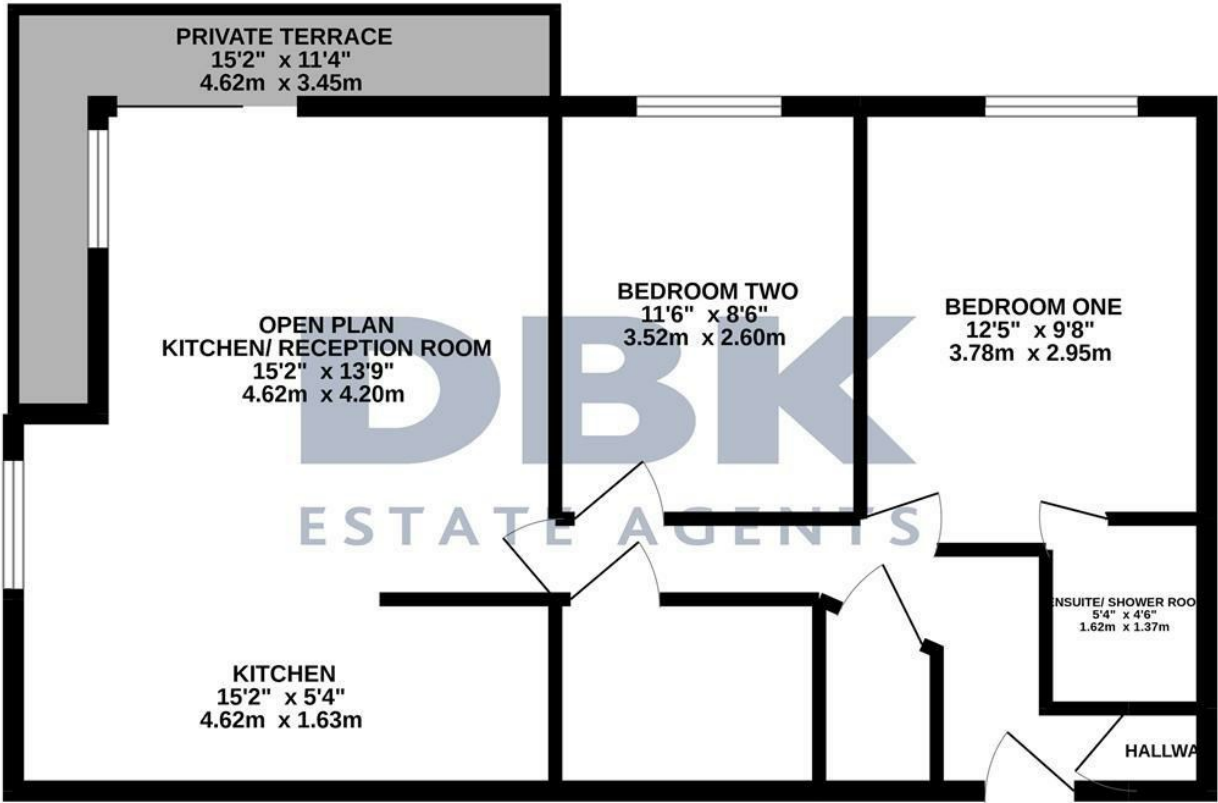
### Ground Rent

NIL





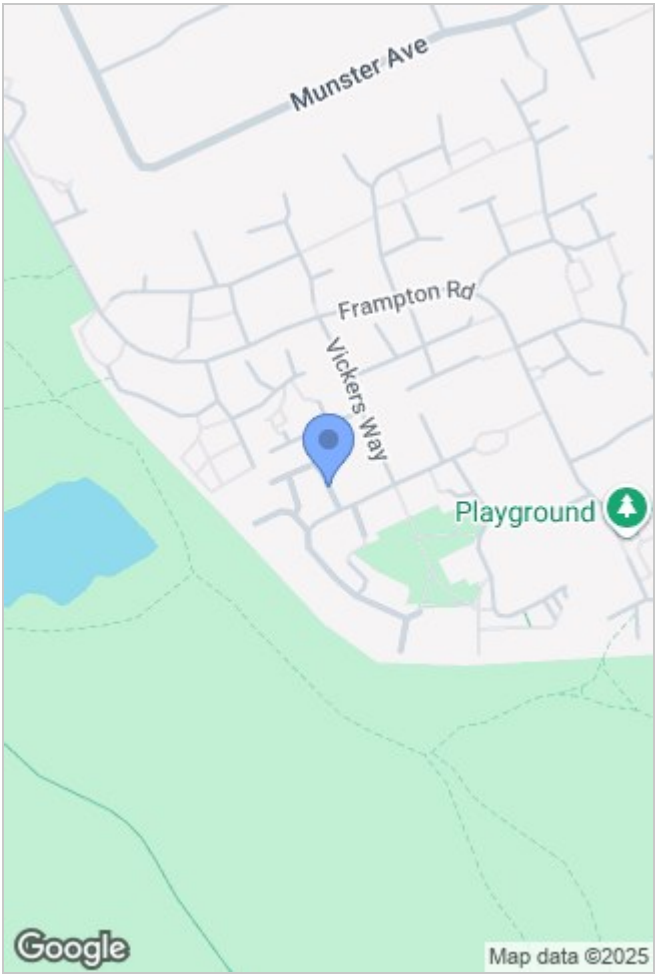
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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	80

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	