



Trinity Square, Hounslow, TW3 3GD
Guide Price £189,950

DBK
ESTATE AGENTS



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Sited within this remarkable development derives this deluxe studio apartment sprawling 343 sq.ft.

The apartment offers accommodation comprising of a bedroom area, open plan kitchen/lounge, bathroom and utility cupboard. Complementary to this is an approx. 950 year lease, secure colour video entry system, secure underground parking, entrance foyer with daytime concierge and finished with well appointed high specifications.

A convenient 6 minute walk to Hounslow Central Underground Station (Piccadilly Line) linking you to Knightsbridge in 32 minutes, as well as the option to use Hounslow Overground Station which provides direct links London Waterloo Station. In addition, to the forthcoming Crossrail Network offering a 26 minute journey to Canary Wharf. Also within close proximity to London Heathrow Airport via bus links and underground and the M4 & M25 motorway also within close proximity to the development. A stone throw away from the apartment rests Hounslow High Street, boasting an ample array of local amenities ranging from supermarkets, gyms, beauty parlours, retail shops, bars and restaurants.

Key Features

- No Onward Chain
- Studio Apartment
 - Second Floor
- New Home Warranty
- Approx. 950 Years Lease
 - Fashionable Interior
- Open Plan Kitchen/ Reception
- Bedroom Area with Wardrobes
- Shower Room + Utility Cupboard
 - Day Time Concierge



Lease

Approximately 950 years remaining

Service Charge

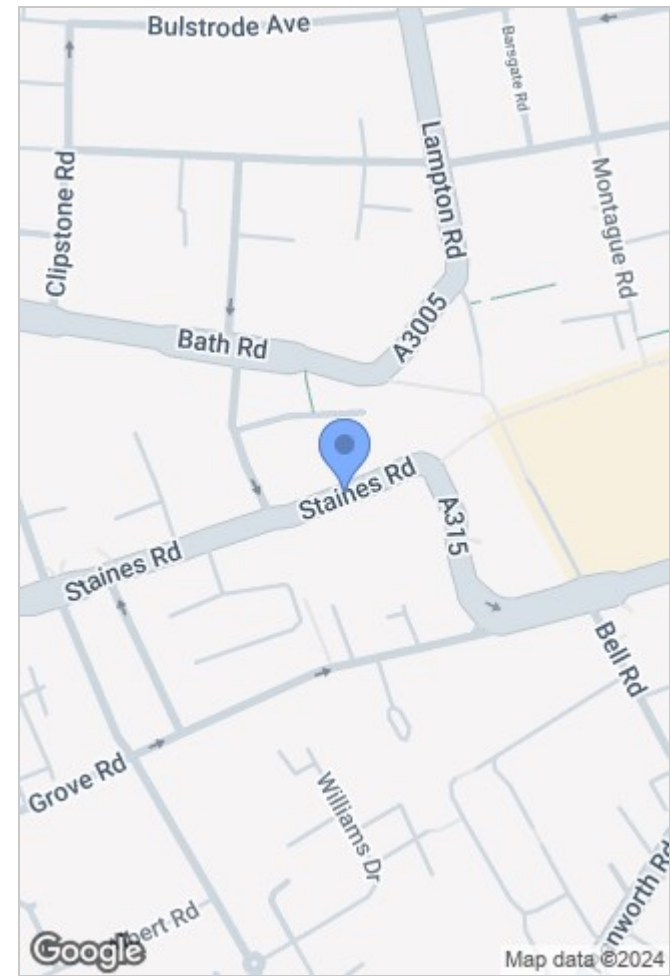
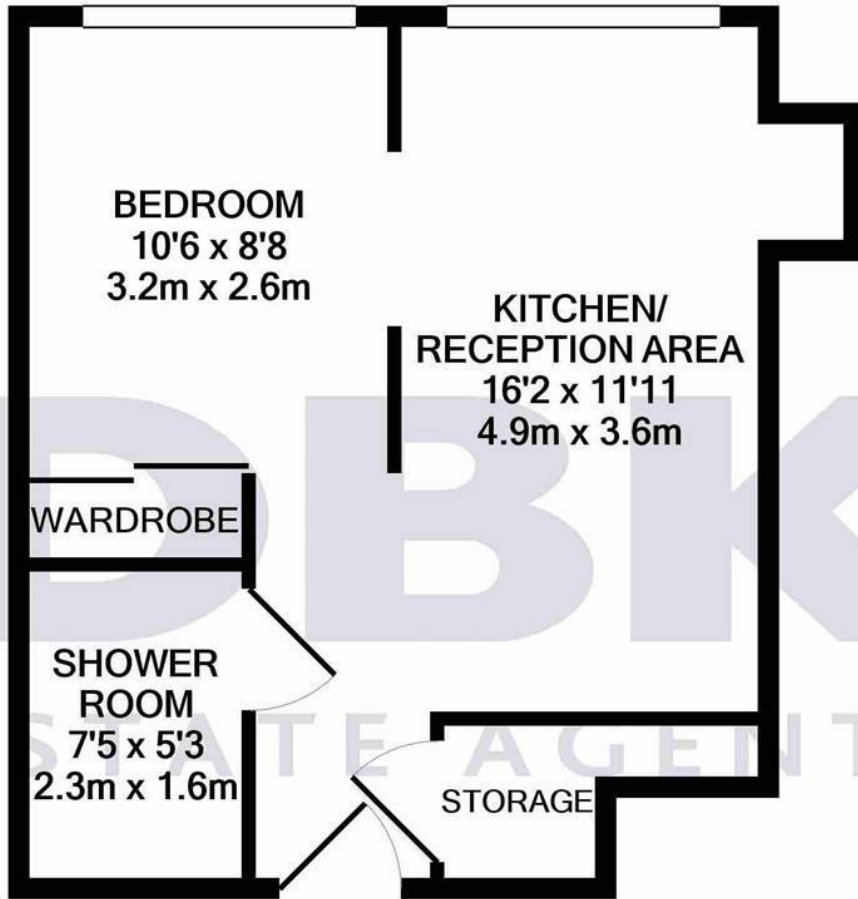
£1,282.35 per annum

Ground Rent

£132.50 per annum

Parking

Option to purchase parking space for £8,000



TOTAL APPROX. FLOOR AREA 343 SQ.FT. (31.8 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) 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			
		70	70
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	