Residenza
ESTATE AGENTS

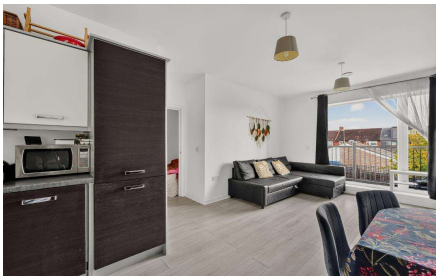
1 Bedroom Self Contained Flat for Sale - Guide Price £275,000

Hedera Place, Hounslow, TW4 5BX









KEY FEATURES:

• SECURE GATED ACCESS • ALLOCATED PARKING • PRIVATE BALCONY • BRIGHT OPEN-PLAN LIVING • MODERN FITTED KITCHEN • FIRST-FLOOR FLAT • CHAIN-FREE • APPROXIMATELY 110-YEAR LEASE REMAINING

RESIDENZA PROPERTIES TOOTING LTD
232 Upper Tooting Road, London, SW17 7EW

Telephone: **0208 672 7979**
Email: **tooting@residenzapropertiesltd.com**
Website: **www.residenzapropertiesltd.com**

Description

Residenza Properties are delighted to present this beautifully maintained one-bedroom, first-floor apartment, situated within Helix Court, a modern, purpose-built gated residential development constructed in 2011.

Offering approximately 480 sq. ft. (44.59 sq. m.) of thoughtfully arranged accommodation, the property combines contemporary interiors with practical living spaces, making it an attractive opportunity for first-time buyers, professionals and those seeking a low-maintenance home.

Upon entering the apartment, a welcoming hallway provides access to the principal rooms. The heart of the home is the bright and spacious open-plan reception and dining area, complemented by a modern fitted kitchen featuring sleek cabinetry, integrated appliances and generous worktop space. The layout offers a comfortable setting for both everyday living and entertaining.

The reception area also provides direct access to a private balcony measuring approximately 37 sq. ft., offering an inviting outdoor space to relax and enjoy the elevated outlook.

The generously proportioned double bedroom benefits from fitted wardrobes, providing convenient storage while maintaining a comfortable and uncluttered living environment. A contemporary three-piece bathroom suite, complete with a fitted bath and overhead shower, washbasin and WC, completes the internal accommodation.

Further benefits include double glazing, allocated off-street parking and controlled pedestrian and vehicle access within the gated development, offering residents an additional level of privacy and convenience.

The property is held on a long lease with approximately 109 years remaining and is offered to the market with no onward chain, presenting an excellent opportunity for purchasers seeking a modern, well-connected home in an established residential development.

Tenure: Leasehold
Unexpired Years: Approximately 110
Service Charge: £2,280 per year
Ground Rent: £213 per year

Location

Helix Court is ideally positioned on Hedera Place, just off Ivy Lane in Hounslow, offering residents a convenient residential setting with excellent access to local amenities, transport connections and everyday essentials.

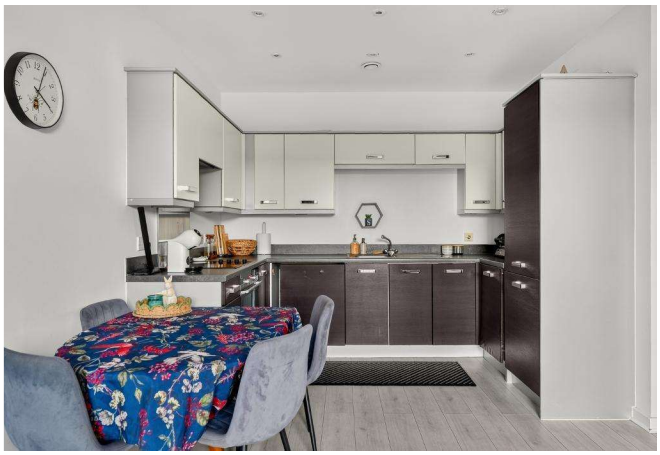
The development is within easy reach of Hounslow town centre, which offers an extensive selection of shops, supermarkets, cafés, restaurants and leisure facilities. The surrounding area also benefits from several established schools, including St Michael and St Martin Catholic Primary School and St Mark's Catholic School.

For commuters, Hounslow West Underground Station is approximately 0.6 miles away, while Hounslow Central Underground Station is approximately 0.7 miles away. Both stations are served by the Piccadilly Line, providing direct connections to Heathrow Airport and Central London. Hounslow Railway Station is also within easy reach, offering additional transport options.

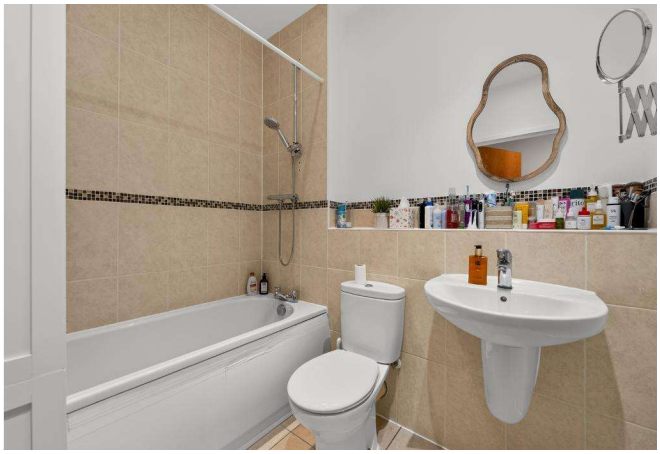
Several local bus routes serve the surrounding neighbourhood, while nearby road connections provide convenient access to the A4, M4 and wider motorway network.

Combining excellent transport accessibility with a wide range of local amenities, Helix Court is particularly well suited to first-time buyers and professionals seeking a comfortable home within easy reach of Central London and Heathrow Airport.









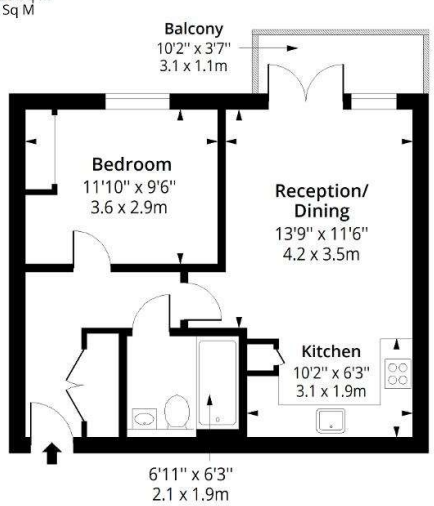
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Floorplan(s)

Helix Court TW4

Approx. Gross Internal Area 480 Sq Ft - 44.59 Sq M
Approx. Gross Balcony Area 37 Sq Ft - 3.44 Sq M





First Floor

Floor Area 480 Sq Ft - 44.59 Sq M

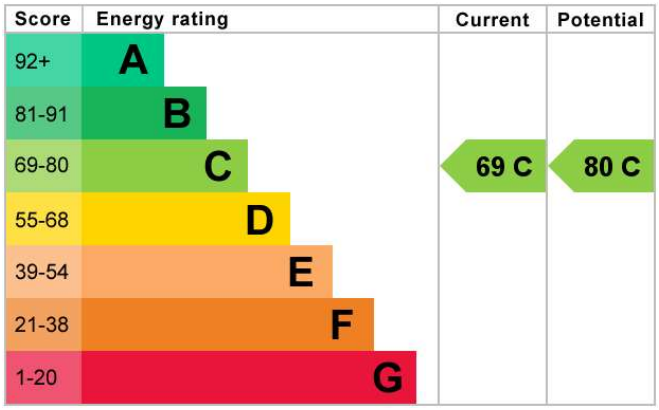
RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 31/10/2026

lpaplus.com

Energy Efficiency



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