



The Blenheim Centre, Hounslow, TW3 1NN
Guide Price £325,000

DBK
ESTATE AGENTS



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This recently refurbished and beautifully presented seventh floor apartment is offered with No Onward Chain and is ideally located for car free lifestyle.

The property boasts a well-designed layout that includes two spacious bedrooms, the master benefiting from an ensuite. The modern kitchen comes with integrated appliances and flows seamlessly into a bright reception and dining area. The property also features a stylish family bathroom.

A private balcony offers a pleasant outdoor space, while ample storage throughout the apartment adds practicality.

There are two lifts servicing all floors, the convenience of a daytime concierge, a secure entry system and a long lease of approximately 131 years.

This exceptionally well-located property lies within the town centre and is in excellent striking distance to Hounslow High Street offering an array of shopping amenities, cafés, bars, restaurants and of course The Treaty Centre. Also, Hounslow Central/East Stations (Piccadilly Line) are just a short walking distance away, ideal for those commuting to The City and Heathrow Airport. Within the Blenheim Centre itself is a 24-hour ASDA, 24-hour Gym and other facilities.



Key Features

- **Seventh Floor Apartment with No Onward Chain**
- **Recently Refurnished Throughout**
- **Daytime Concierge + Secure Entry System**
- **Two Bedrooms (Master with Ensuite)**
 - **Modern Kitchen with Integrated Appliances**
 - Reception + Dining Room
 - Family Bathroom
- **Private Balcony + Ample Storage**
 - **Approx. 131 Years Lease**
 - **Two Lift Servicing all Floors**



Lease

131 years remaining

Service Charge

£3,216.00 per annum

Ground Rent

£270.00 per annum

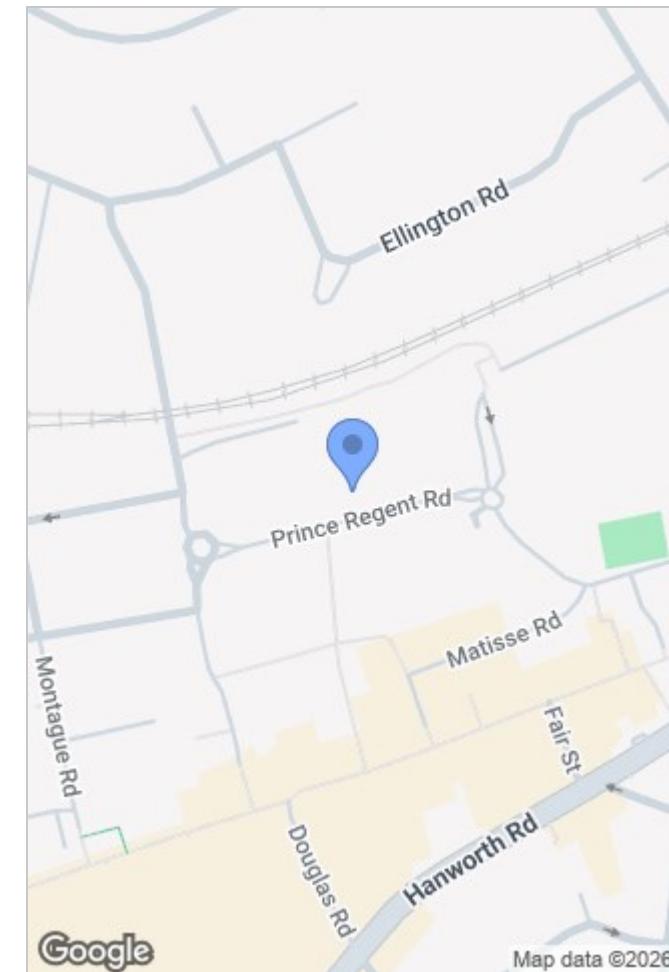
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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, fixtures 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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			