

Asking Price £475,000

TENURE : LEASEHOLD

Barratt House, Prince Regent Road, Hounslow, TW3

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

**Communal Gardens for
Residents Only**

Private Balcony

Underfloor Heating

NOBLEDOM

112 High street, Hounslow, TW3 1NA

office@nobledom.co.uk | 020 36337133

Website: <https://www.nobledom.co.uk/>



NobleDom are pleased to present this beautifully appointed two-bedroom apartment, situated on the 9th floor of Barratt House within the highly sought-after High Street Quarter development in Hounslow.

This modern property offers a spacious open-plan living and dining area, complemented by a fully fitted contemporary kitchen, ideal for both everyday living and entertaining. The master bedroom benefits from a stylish en-suite bathroom and direct access to a private balcony, while the second double bedroom is generously sized and followed by a sleek family bathroom.

Further benefits include underfloor heating, double glazing throughout, a well-proportioned private balcony, access to two communal gardens for residents only, and secure entry within this vibrant new development.

Location:

Positioned in the heart of Hounslow's thriving zone, the property boasts exceptional connectivity and convenience. Hounslow Central Underground Station (Piccadilly Line) is just a 6-minute walk away, providing direct access to Central London and Heathrow Airport. Hounslow Railway Station (South Western Railway) is also within easy reach, offering additional transport flexibility.

Residents will enjoy immediate access to the High Street Quarter amenities, including a variety of shops, cafés, restaurants, and leisure facilities, all within a short stroll. The nearby Treaty Centre further enhances the retail offering, while excellent bus links connect you effortlessly to White City, Ealing, Brentford, Isleworth, Feltham, and Twickenham.

Council Tax Band: D (London Borough of Hounslow)

Remaining Lease: 195 years

Service Charge: £2,800 per annum

Ground Rent: Not applicable

Total Floor Area: Approx. 73.4 m²

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Barratt House, Prince Regent Road, Hounslow, TW3