



**Hamlyn House High Street, Feltham TW13 4GA**

**welcome to**

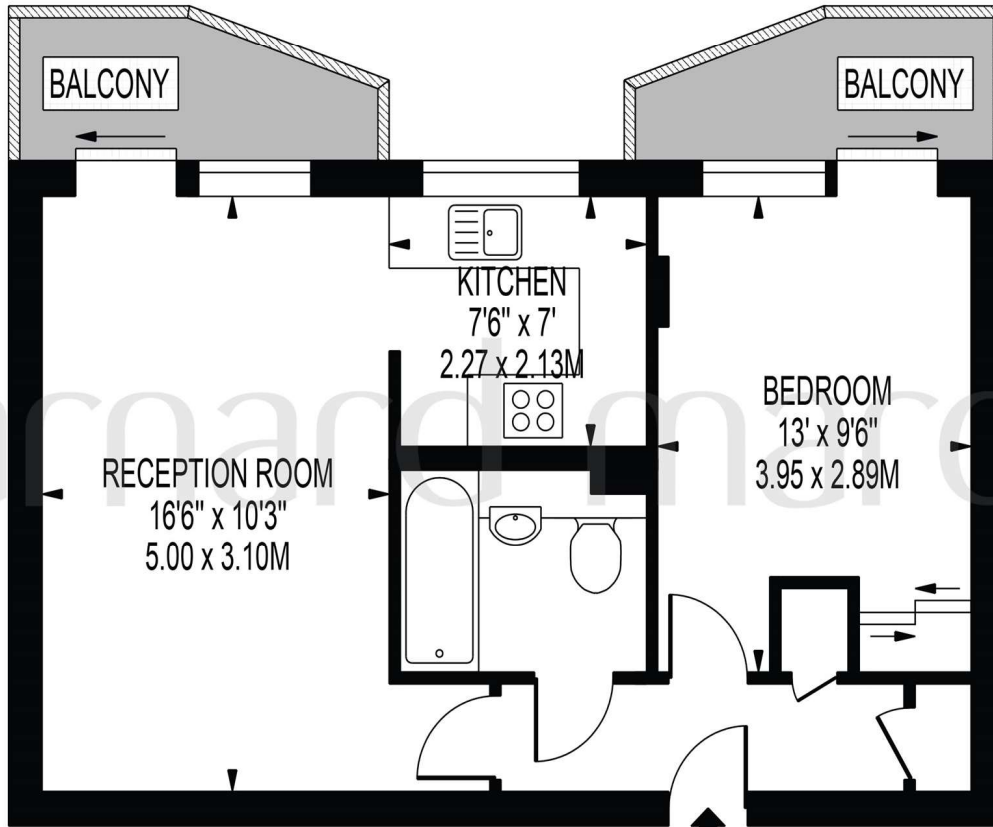
**Hamlyn House High Street, Feltham**

Set on the ninth floor of Hamlyn House, this one-bedroom apartment offers two balconies, lift access, and a secure entry system. Just moments from Feltham Station and local amenities, it's a bright, well-located home with great potential.



# HAMLYN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 447 SQ FT - 41.50 SQ M



NINTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Located in the popular Hamlyn House development, this one-bedroom apartment is set on the ninth floor, offering far-reaching views and plenty of natural light. The accommodation includes a generous living room with access to a private balcony, a separate kitchen positioned just off the living space, and a well-proportioned double bedroom which also benefits from its own private balcony. The apartment further benefits from lift access to all floors and a secure entry system for peace of mind.

Its central location places it just moments from Feltham Mainline Station, providing swift links into London Waterloo, as well as immediate access to local amenities, shops, restaurants, and leisure facilities. This property would suit first-time buyers, professionals, or investors looking for a home in a well-connected and convenient location.

welcome to

## Hamlyn House High Street, Feltham

- ONE BEDROOM APARTMENT
- NINTH FLOOR APARTMENT
- DUAL BALCONIES
- SECURE ENTRY PHONE SYSTEM
- LIFT ACCESS
- CENTRAL LOCATION WALKING DISTANCE TO FELTHAM MAINLINE STATION
- 150 YEAR LEASE FROM 2005
- CHAIN FREE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1959.32

Ground Rent: 252.50

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £200,000



**view this property online** [barnardmarcus.co.uk/Property/FEL113098](https://barnardmarcus.co.uk/Property/FEL113098)



Property Ref:  
FEL113098 - 0012

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Please note the marker reflects the  
postcode not the actual property



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