



**Staines Road, Hounslow, TW4 5AL**  
**Guide Price £309,950**

**DBK**  
ESTATE AGENTS





## Staines Road, Hounslow, TW4 5AL

### Guide Price £309,950

Offered to the market with No Onward Chain, this well-proportioned ground floor apartment presents a standout feature with its large private garden.

Spanning approximately 723 sq. ft, the property offers generous living accommodation throughout, including two double bedrooms, a spacious kitchen with ample storage and worktop space, and a bright reception room. The family bathroom is complemented by a separate WC, adding further convenience for everyday living.

The large private garden provides rare and valuable outdoor space and the property also benefits from an external storage shed, secure entry system, and on-street parking.

With a substantial 172-year lease, this home offers long-term security.

Perfectly situated within a short walk of Hounslow Town Centre offering an array of popular restaurants, cafes, leisure facilities and the Treaty Centre. For those commuting into Central London the Underground Station (Hounslow Central Piccadilly Line) and Hounslow Rail Station can be found in less than 0.5 miles as well as bus links to London Heathrow Airport and neighbouring towns. Local reputable schools include The Heathlands School and Hounslow Heath Junior School both scoring OUTSTANDING by OFSTED.



## Key Features

- No Onward Chain + Large Private Garden
- Ground Floor Apartment Circa 723 Sq.Ft
  - Two Double Bedrooms
  - Spacious Kitchen
  - Reception Room
- Family Bathroom with Sep. WC
  - External Storage Shed
  - On Street Parking
  - 172 Years Lease
  - Secure Entry System



### Lease

172 years remaining

### Service Charge

£922.00 per annum

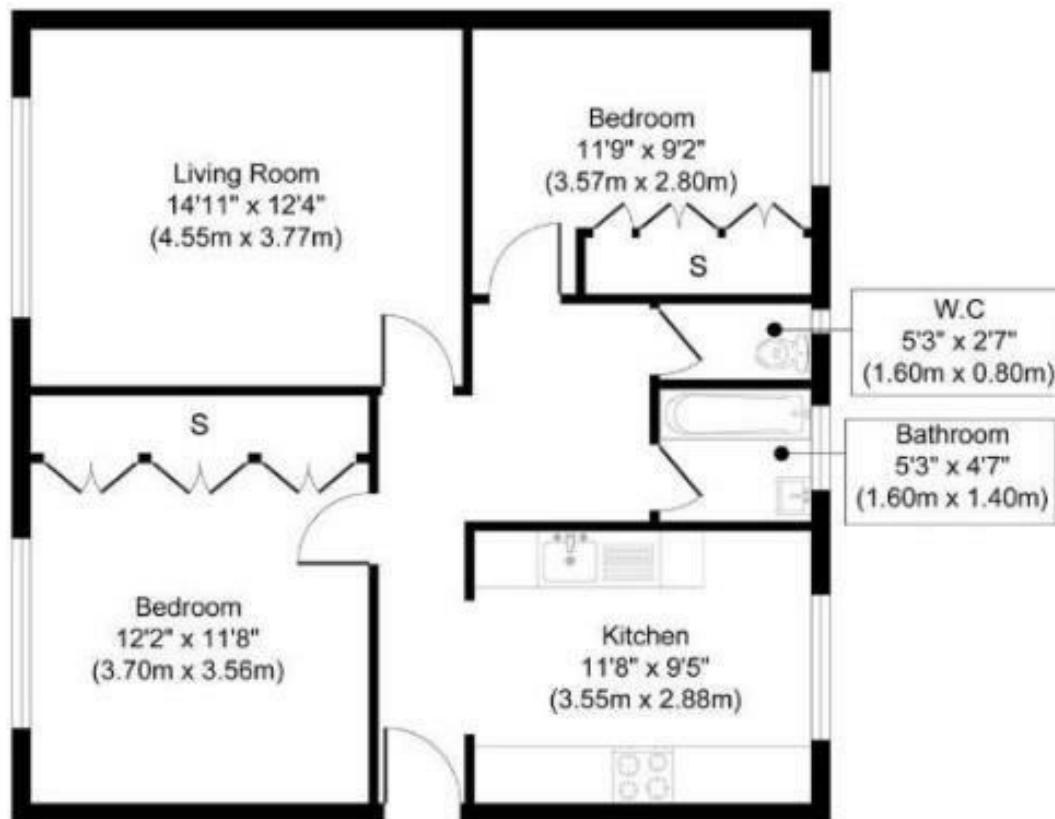
### Ground Rent

£10.00 per annum





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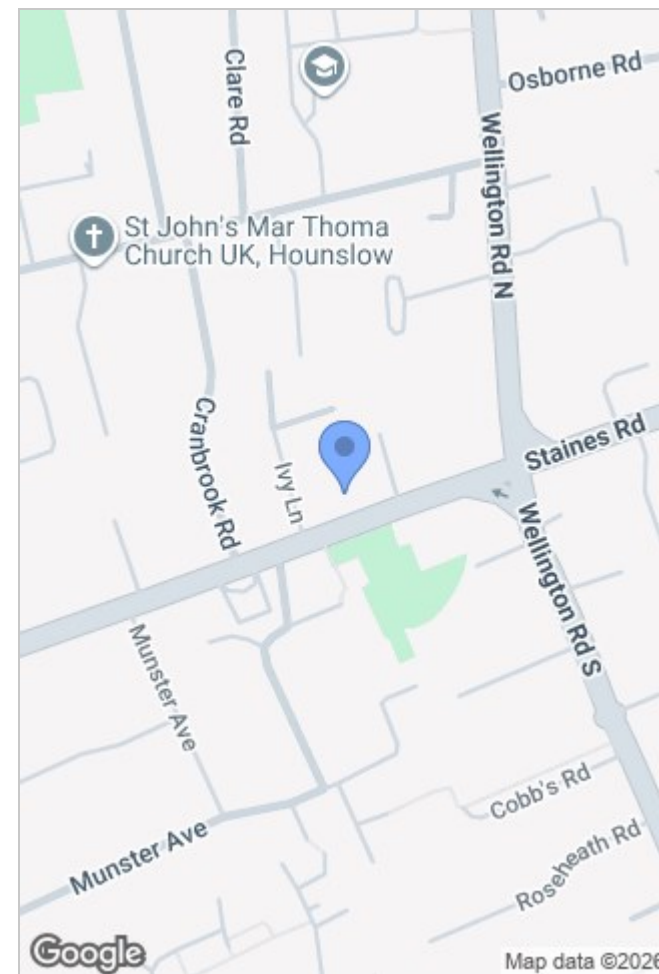


**Floor Plan**  
**Approximate Floor Area**  
**723.76 sq. ft**  
**(67.24 sq.m)**

**Approximate Gross Internal Floor Area 723.76 sq. ft / 67.24 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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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		
England & Wales	EU Directive 2002/91/EC	75

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	