



Tivoli Road, Hounslow, TW4 6FA
Guide Price £325,000

DBK
ESTATE AGENTS



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A spacious and beautifully presented first floor apartment set within a modern, recently built development, offering generous accommodation, lift access and approximately 116 years remaining on the lease.

This well-appointed home features a bright and welcoming layout, comprising two excellent-sized double bedrooms, a stylish newly fitted family bathroom with a window, and two versatile reception areas. The impressive fitted kitchen is equipped with integrated appliances and offers a dedicated dining area, making it the perfect hub of the home.

Further benefits include ample internal storage, a secure entry phone system, lift access to all floors, and parking to the rear of the building (not allocated).

This development is sited a stone throw away from the wonderful Hounslow Heath Park also within walking distance to excellent nearby transport links such as Hounslow West Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4/M4 can be found within proximity. Supplementary to above; the property is conveniently positioned moments away from local amenities such as fast food restaurants, shops, 24 hour access gyms and reputable schools.

Key Features

- **Modern Recently Built Development**
 - First Floor Apartment
 - Two Double Bedrooms
 - Two Reception Rooms
- **Large Kitchen with Integrated Appliances and Dining Area**
- **Newly Fitted Family Bathroom with Window**
 - Approx. 116 Years Lease
 - Internal Storage
- **Secure Entry System + Lift Access**
- **Parking to Rear of Building - Not Allocated**



Lease

116 years remaining

Service Charge

£1,020.00 per annum

Ground Rent

£10.00 per annum

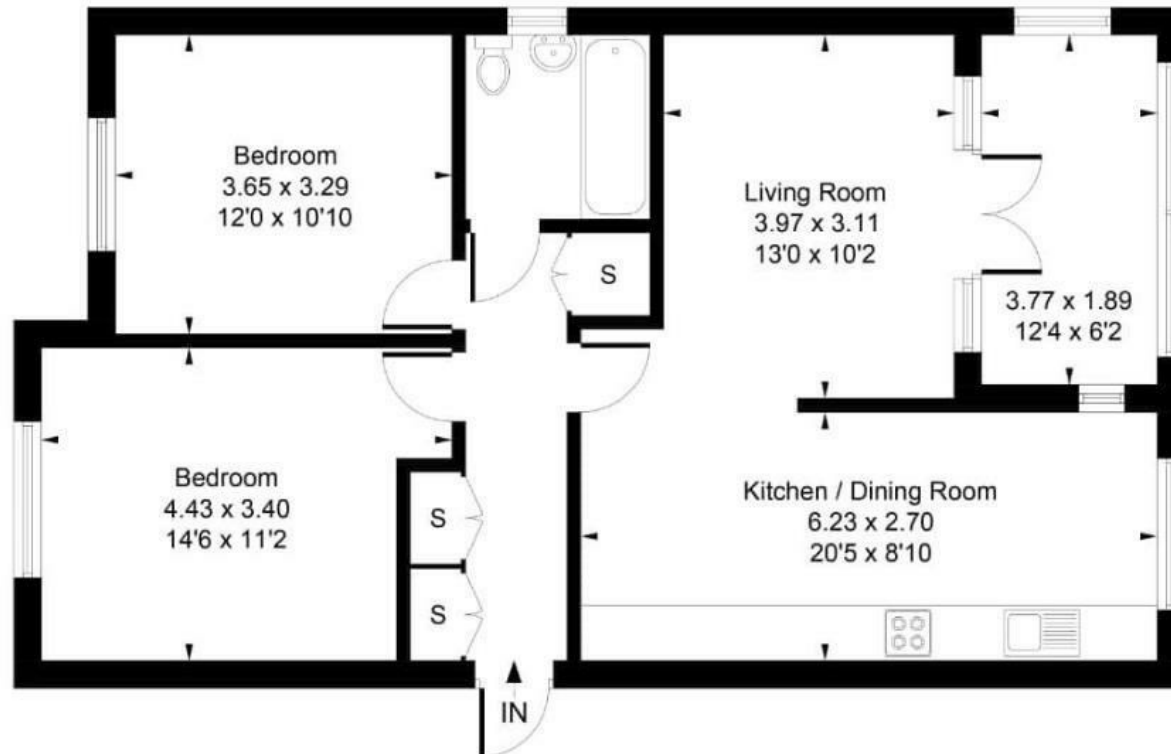
Parking

Residents parking at rear of block



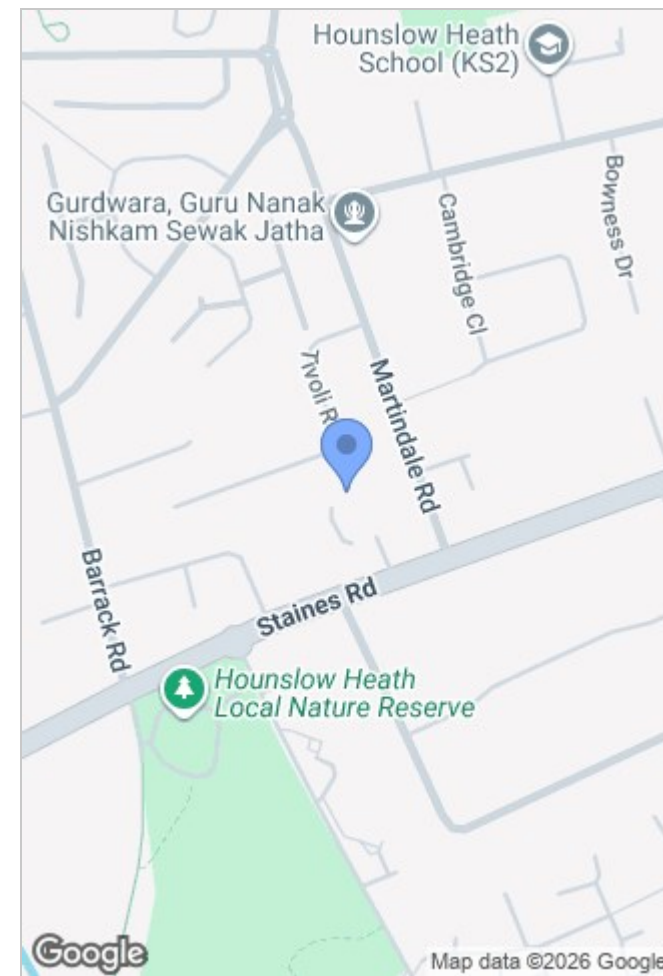
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Approximate Gross Internal Area
79.73 sq m / 858 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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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		

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			
England & Wales	EU Directive 2002/91/EC		