

Hooper House, Smithy Lane, Hounslow, TW3

Asking Price: £345,000

Benham & Reeves

Hooper House, Smithy Lane, Hounslow, TW3

1 Bedroom (s) 1 Bathroom (s) Leasehold

Set within the Hounslow High Street quarter development, is this well presented one bedroom second floor flat which spans approximate 568 sq.ft. and comprises an open-plan reception room with wooden floors, a private balcony, floor to ceiling windows, underfloor heating, fully fitted modern kitchen with integrated appliances and a double bedroom. Additional features include a 3-piece bathroom suite and ample storage space.

Hounslow High Street Quarter was built by Barratt Homes which has been delivering quality new-build homes since 1958, and are now recognised as one of the highest quality national house builders.

Hooper House is nearby a plethora of shops and restaurants, convenient for day-to-day shopping and moments away from the High Street. Hounslow town centre is located in the heart of London Borough of Hounslow, West London. It is located approximately 5 miles west of Heathrow airport and is very well connected with three train stations – Hounslow Central (0.3 miles) – Piccadilly line – Hounslow East (0.3 Miles) Piccadilly line and Hounslow Mainline station (0.7 Miles).







Hooper House, Smithy Lane, Hounslow, TW3



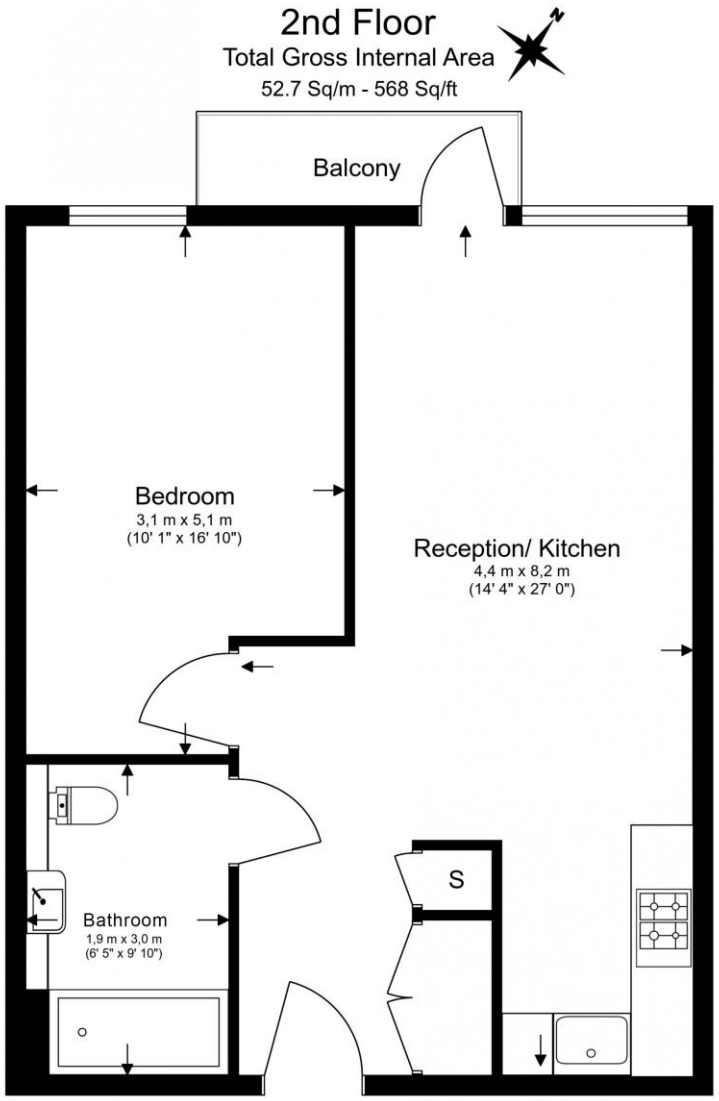




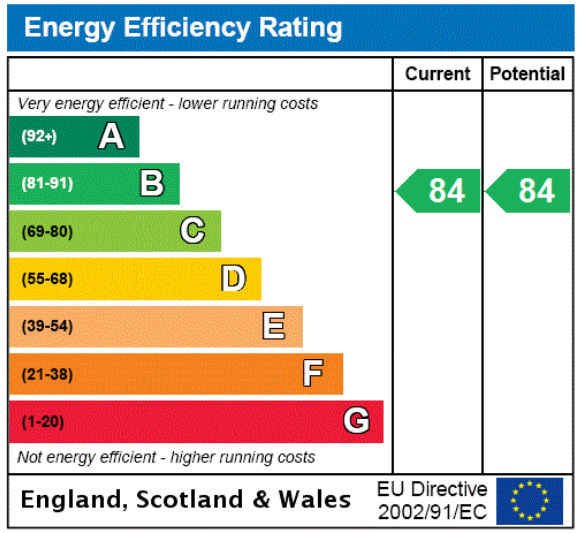
Property Features:

- One Bedroom
- One Bathroom
- Second Floor
- 568 Square Feet (Approx.)
- Shops in close proximity
- Close to transport links - 0.3 mile to Hounslow East Station (Piccadilly line)
- Newly built development
- Private Balcony
- Communal Gardens

Hooper House, Smithy Lane, Hounslow, TW3



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



Hooper House, Smithy Lane, Hounslow, TW3

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£345,000
Tenure:	Leasehold Expires 31/05/2217 Approximately 190 Years Remaining
Ground Rent:	Nil
Service Charge:	£2,717.16 (per annum) to August 2027
Anticipated Rent:	£1,615.00 pcm Approx. 5.6 % Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: CHN240021

T: 0203 2823 700
E: kew.sales@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR