

£450,000 Leasehold

New Bell House, 4 Earl Haig Close, Hounslow, London TW4 7BZ



- Second Floor (building has a lift)
- Spacious, Open-Plan Kitchen/Reception
- Very Good Energy Efficiency Rating
- Minutes from Hounslow West Station
- Approx. 889 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Balcony
- Highly Rated Schools in the Local Area

GENERAL DESCRIPTION

A smartly-presented flat on the second floor of this recently-built development. The spacious property has a twenty-six-foot reception room with open-plan kitchen area featuring integrated appliances and an island unit with breakfast bar. A glazed door leads from the dining area out onto the balcony. There is a main bedroom with built-in wardrobe and en-suite shower room plus a second, good-sized, double bedroom and a stylish bathroom. A pair of large storage/utility cupboards have been provided in the entrance hall and attractive wood panelling fitted in the three principle rooms. Well insulated walls, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. New Bell House has a communal cycle store and is also just minutes from Hounslow West Station, for Piccadilly Line services. Ofsted list eight schools that are rated either 'Good' or 'Outstanding' within a mile radius.

Tenure: Leasehold (125 years from 29/09/2021).

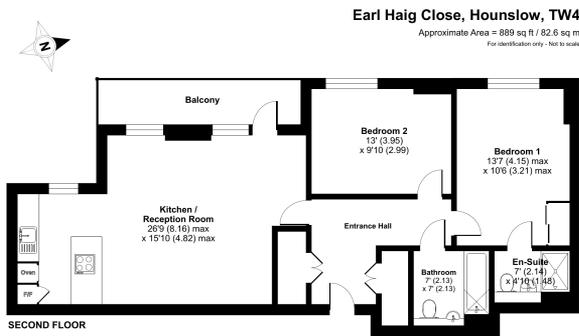
Service Charge: £268.35 per month (subject to annual review).

Council Tax: Band D, London Borough of Hounslow.

Please Note: This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.

DIMENSIONS



These plans produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2020. Produced by Urban Moves - 0207 1000000

SECOND FLOOR

Entrance Hall

Reception

26' 9" max. x 15' 10" max. (8.15m x 4.83m)

Kitchen

included in reception measurement

Balcony

Bedroom 1

13' 7" max. x 10' 6" max. (4.14m x 3.20m)

En-Suite Shower Room

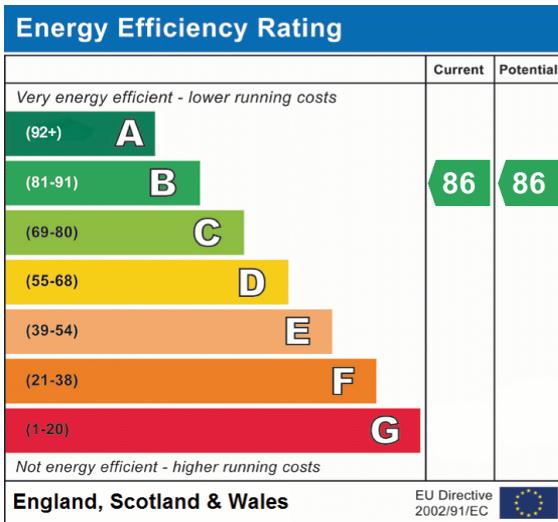
7' 0" max. x 4' 10" max. (2.13m x 1.47m)

Bedroom 2

13' 0" x 9' 10" (3.96m x 3.00m)

Bathroom

7' 0" max. x 7' 0" max. (2.13m x 2.13m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.