

£440,000 Leasehold

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



- Top Floor (fifth, building has a lift)
- Bathroom plus En-Suite Shower Room
- Large Balcony
- Approx. 878 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Minutes from Hounslow West Station

GENERAL DESCRIPTION

This spacious apartment occupies a favourable position in a recently-constructed development - top floor with an east/south-east-facing balcony which offers a far-reaching view of the surrounding area. Internal features include a reception room with wood flooring and an attractive open-plan kitchen with handle-less units and integrated appliances. There is a generously-sized main bedroom with fitted wardrobe and en-suite shower room plus a second, comfortable, double bedroom, a stylish bathroom and a pair of large storage/utility cupboards in the entrance hall. Well insulated walls and roof, high performance glazing and a communal heating/hot water system have resulted in 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: £306.16 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

FIFTH FLOOR

Entrance Hall

Reception

26' 7" max. x 15' 10" max. (8.10m x 4.83m)

Kitchen

included in reception measurement

Balcony

18' 6" x 4' 9" (5.64m x 1.45m)

Bedroom 1

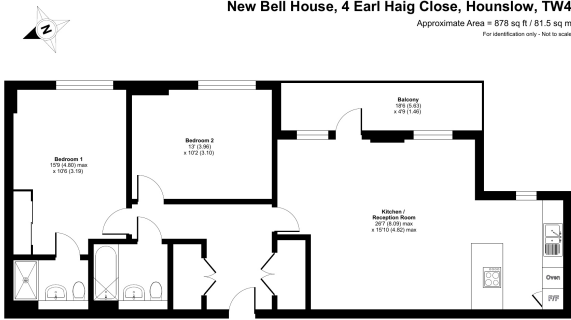
15' 9" max. x 10' 6" (4.80m x 3.20m)

En-Suite Shower Room

Bedroom 2

13' 0" x 10' 2" (3.96m x 3.10m)

Bathroom

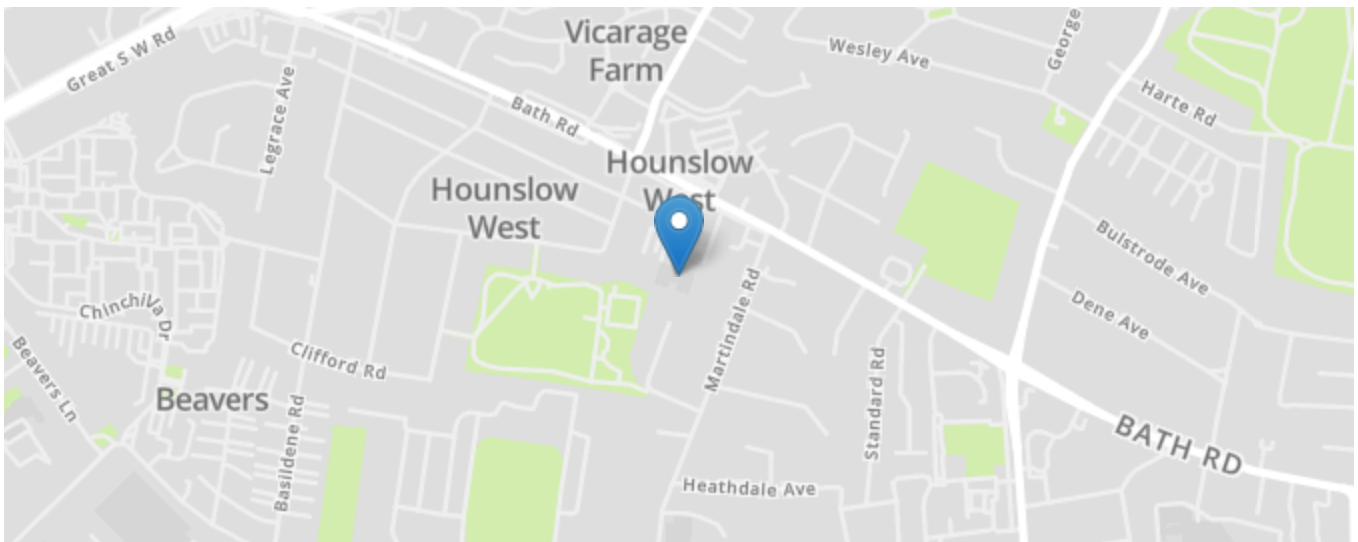


RICS
Surveyor
Approved

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2023. Produced for Urban Moves. REF: 1178859

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.