

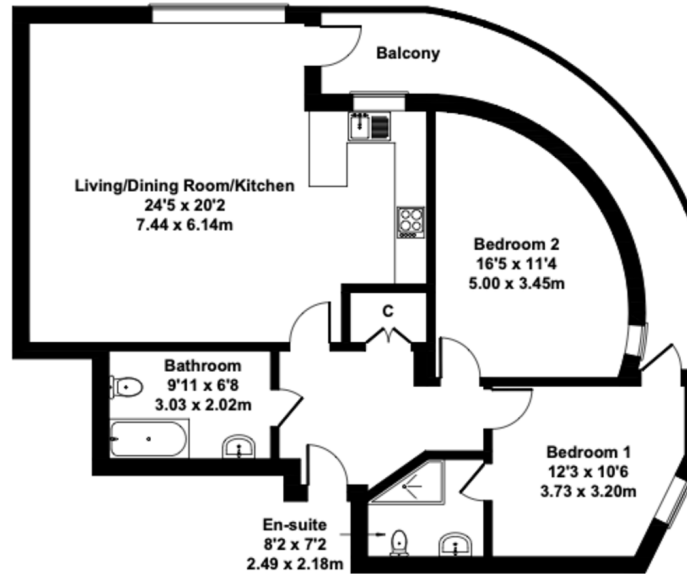




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Denestock House, Bell Road, Hounslow

Approximate Gross Internal Area  
936 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

A large 2-bedroom top floor flat, conveniently located just moments away from Hounslow Train Station, Hounslow Tube Station (Piccadilly Line) and Hounslow High Street. The apartment offers over 700 sq.ft. of spacious living, comprising of an open plan reception room/kitchen with access to a private balcony. Two well sized bedrooms, with an en-suite to master, benefitting from a private balcony, and family bathroom suite.

Further benefits include, lift access, communal roof top terrace and security entry phone system. Available for sale, with no onward chain!

Service Charge (£PA): £2,700

Ground Rent (£PA): £0

Leasehold (108 Years)

Estimated Rental Income: £1,700 pcm (6.14% yield)