





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		

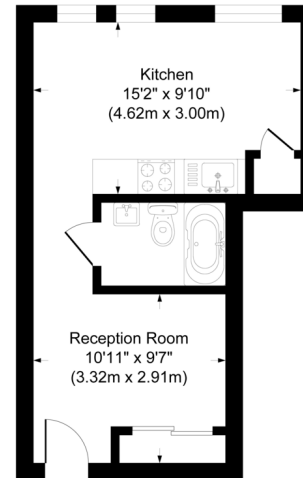
Attention First Time Buyers & Investors!

This inviting and generously-sized studio apartment is situated in a sought-after and conveniently located development. Positioned on the third floor, this residence boasts the convenience of a communal lift, a spacious open plan living room. Furthermore, the property still has the benefit of a remaining 5-year new build warranty.

Nestled right on the doorstep of Hounslow High Street, this property offers easy access to a variety of shops and dining establishments. A brief stroll will lead you to Hounslow East Station (Piccadilly), granting effortless connections to both Central London and Heathrow Airport.

Lease – 994 Years
 Service Charge - £1560 per annum
 Ground Rent - £190 per annum

Approximate Gross Internal Area
 313 sq ft - 29 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.