



# 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).



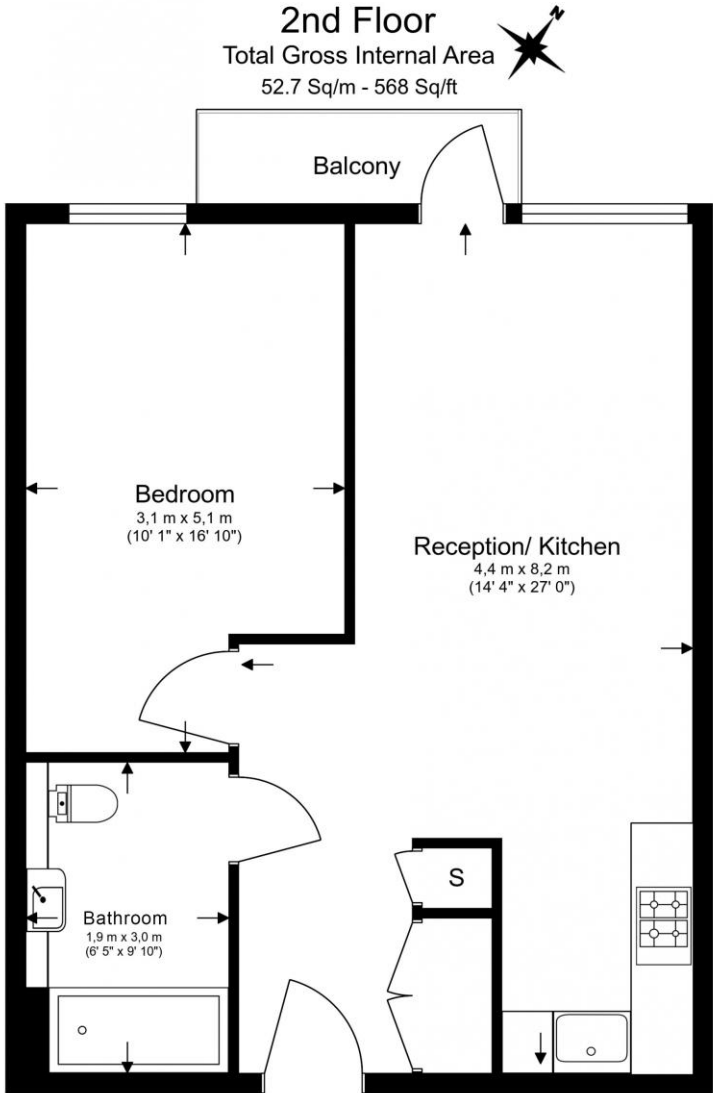


## Property Features:

- 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



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

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.

## 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 191 Years Remaining
Ground Rent:	Nil
Service Charge:	£2,816.04 (per annum) to August 2026
Anticipated Rent:	£1,615.00 pcm Approx. 5.6 % Yield

## Viewings:

All viewings are by appointment only through our Kew Office.

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W: [www.benhams.com](http://www.benhams.com)

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