



**£299,950**

**Denestock House, Bell Road**

Hounslow, TW3 3NX

## PROPERTY SUMMARY

\*Reduced for a quick sale\*

Spanning over 900 sq.ft. Discover this urban living 2-bedroom top floor, penthouse style flat, strategically positioned just moments away from Hounslow Train Station, Hounslow Tube Station (Piccadilly Line), and the vibrant Hounslow High Street. this residence presents a seamless blend of comfort and style.

Step into the inviting open plan reception room/kitchen, seamlessly connecting to a private balcony, perfect for relaxation or entertaining guests. Two generously sized bedrooms offer ample space, with the master bedroom featuring an en-suite and its own private balcony, while an additional modern family bathroom suite caters to convenience.

Elevating the living experience, residents benefit from lift access, a communal rooftop terrace boasting panoramic views, and a secure entry phone system for peace of mind. Offered for sale with no onward chain, seize this opportunity to embrace contemporary urban living at its finest!

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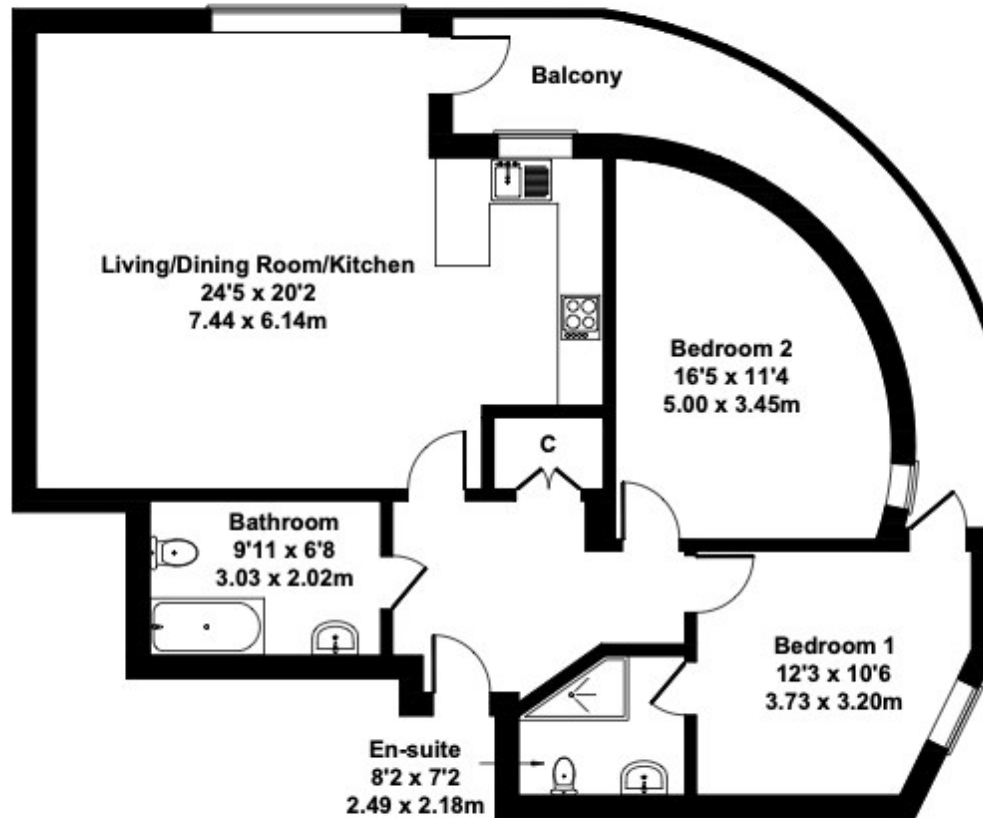
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# Denestock House, Bell Road, Hounslow

Approximate Gross Internal Area  
936 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2023  
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**LOCAL AUTHORITY**  
Hounslow London Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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