

## **Hooper House, 5a Smithy Lane, Hounslow, TW3 1EY Offers Over £420,000**

A modern two double bedroom apartment finished to a high specification with the benefit of a generous private balcony accessed from the lounge and main bedroom, designated undercover parking, lift access, secure video entry system, secure bike storage facility and communal landscaped roof terrace. The property is situated in High Street Quarter with shops, restaurants, cafes and multiplex cinema and within minutes walk from Asda supermarket, Hounslow East/Central Tube stations and bus routes. The accommodation comprises a bright and spacious lounge with access to the private balcony, fitted kitchen with integrated appliances, bedroom one with access to balcony and en-suite, double bedroom two and family bathroom.

The property also benefits from underfloor heating, air ventilation system, double glazed windows. An internal viewing is strongly recommended!

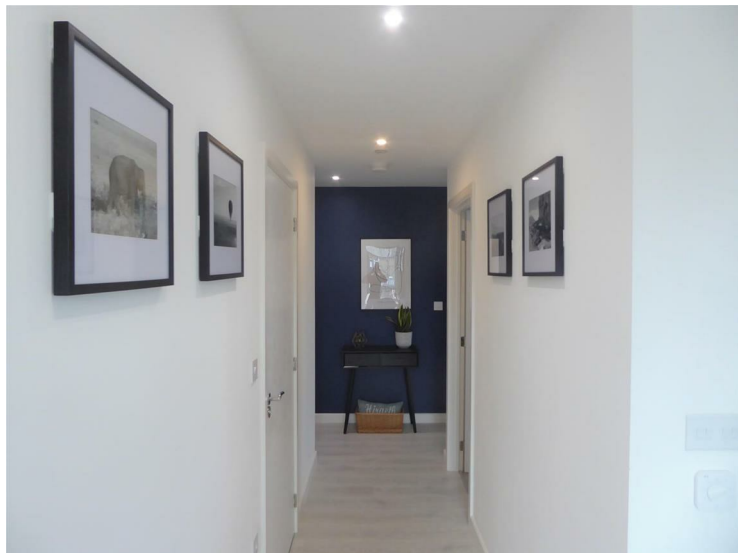
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### Communal Entrance

Entry phone system, stairs and lifts to first floor, front door to...

### Entrance Hallway



Entry phone system, power point, laminate flooring, spotlights, airing cupboard housing boiler system and space and plumbing for washing machine, further storage cupboard with shelving, doors to rooms.

### Lounge



Double glazed windows, power points, underfloor heating, laminate flooring, double glazed door to...



### Private Balcony



Tiled flooring, wall lights, door to bedroom one.



**Kitchen**



Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, built-in hob and oven below, extractor hood above, integrated fridge/freezer and dishwasher, power points, spotlights, laminate flooring.

**Bedroom One**



Double glazed window and double glazed door to private balcony, power points, underfloor heating, door to...

**En-Suite**

Tiled enclosed shower cubicle, wash hand basin, low level w/c, part tiled walls and tiled flooring, spotlights.

**Bedroom Two**

Double glazed window, power point, underfloor heating.

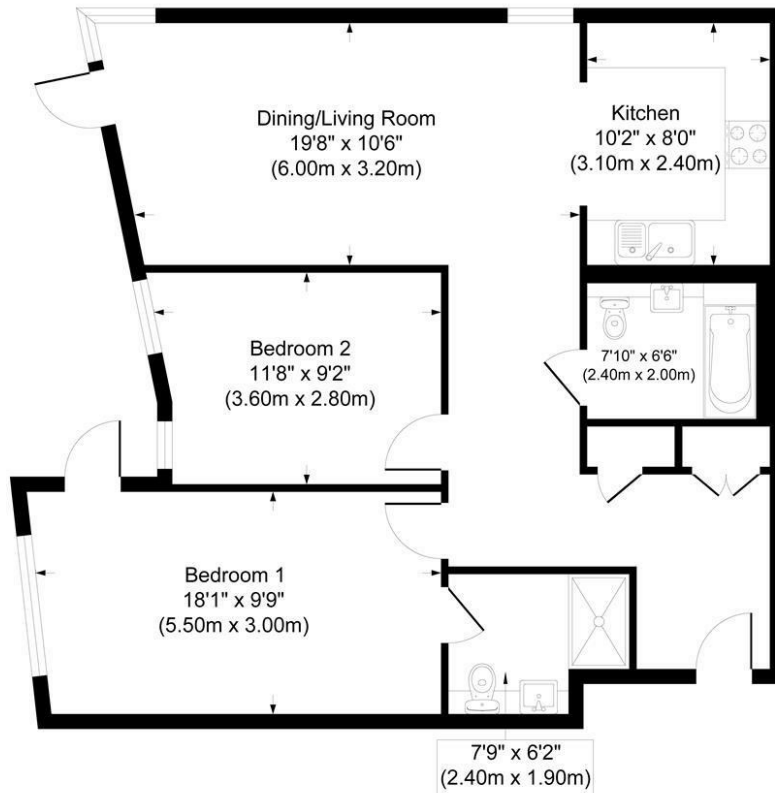
**Bathroom**

White suite comprising panel enclosed bath with mixer tap, wall mounted shower unit and shower screen, wash hand basin with mixer tap, low level w/c, part tiled walls and tiled flooring, spotlights, heated towel rail.

**Outside**

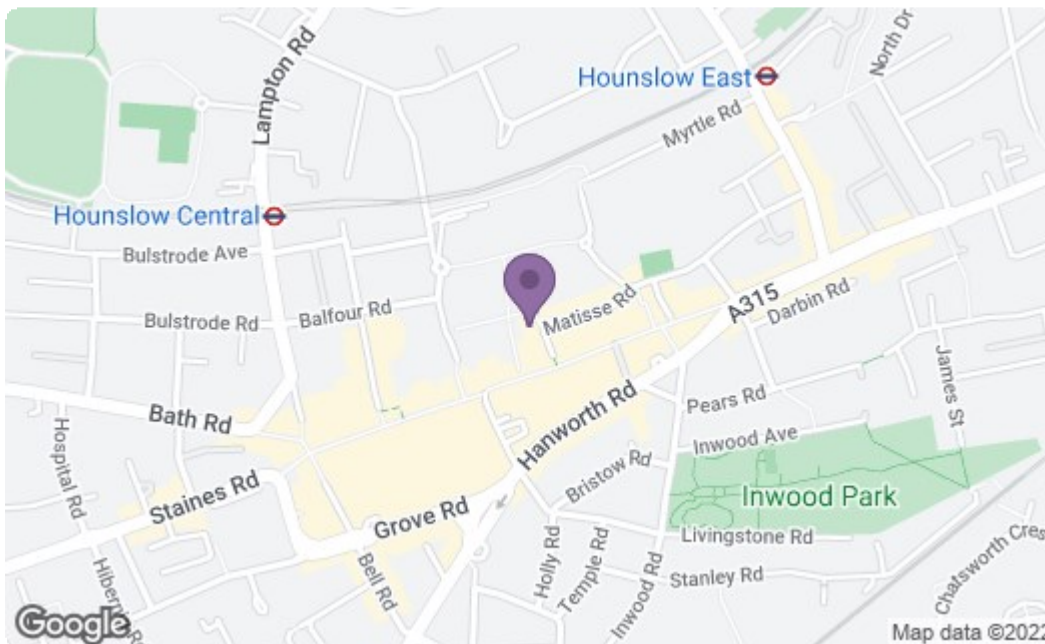
Communal Roof Terrace and designated parking space.





**Approx. Gross Internal Floor Area 866 sq. ft / 80.42 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
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