

£234,950

147 Hanworth Road

Hounslow, TW3 3TN

Hamilton Court
147 Hanworth Road
Hounslow

PROPERTY SUMMARY

Situated on the second floor of a gated development, this well presented one bedroom flat offers an excellent opportunity for first time buyers and investors alike.

The property comprises a spacious double bedroom, a bright reception room with access to a private balcony, a fitted kitchen and a well appointed bathroom. Residents also benefit from a beautifully maintained communal terrace, providing an attractive outdoor space to relax and unwind.

Further features include secure gated entry and an allocated parking space offering convenience. The property is within easy reach to Hounslow Central tube station (Piccadilly Line), providing excellent connections into Central London & Heathrow Airport. A wide range of shops, supermarkets, cafes and restaurants are also nearby.

The property is conveniently situated close to well regarded schools making it appealing to a broad range of purchasers.

Tenure: Leasehold 107 Years
Annual Service Charge £2,640
Annual Ground Rent: £200

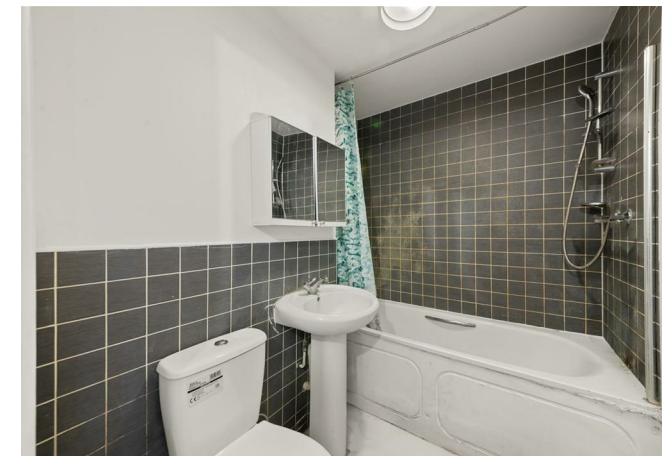
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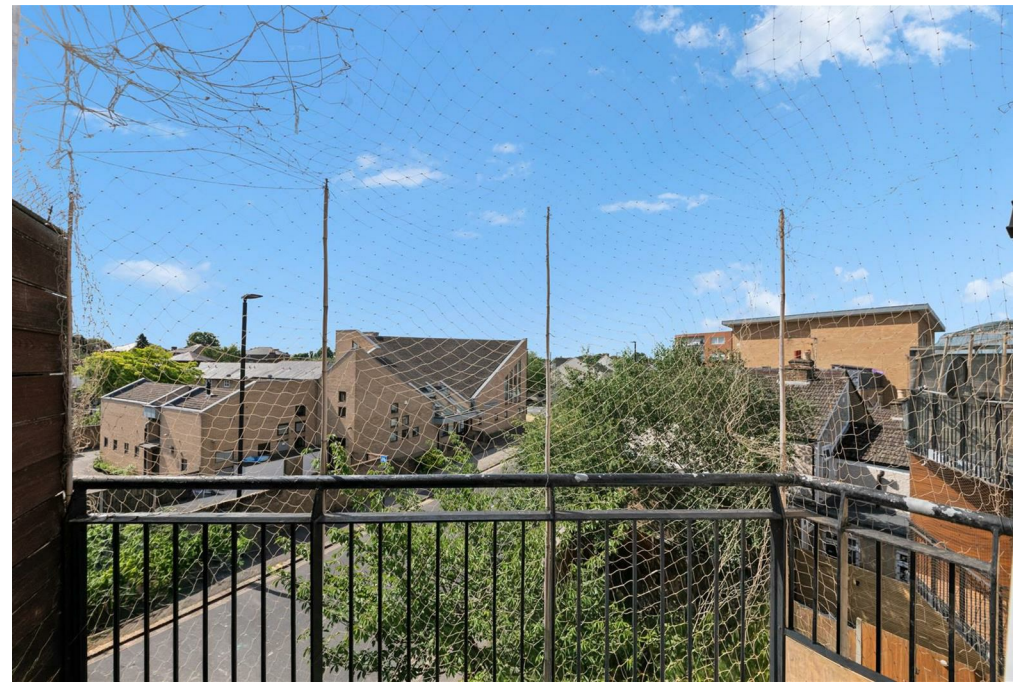


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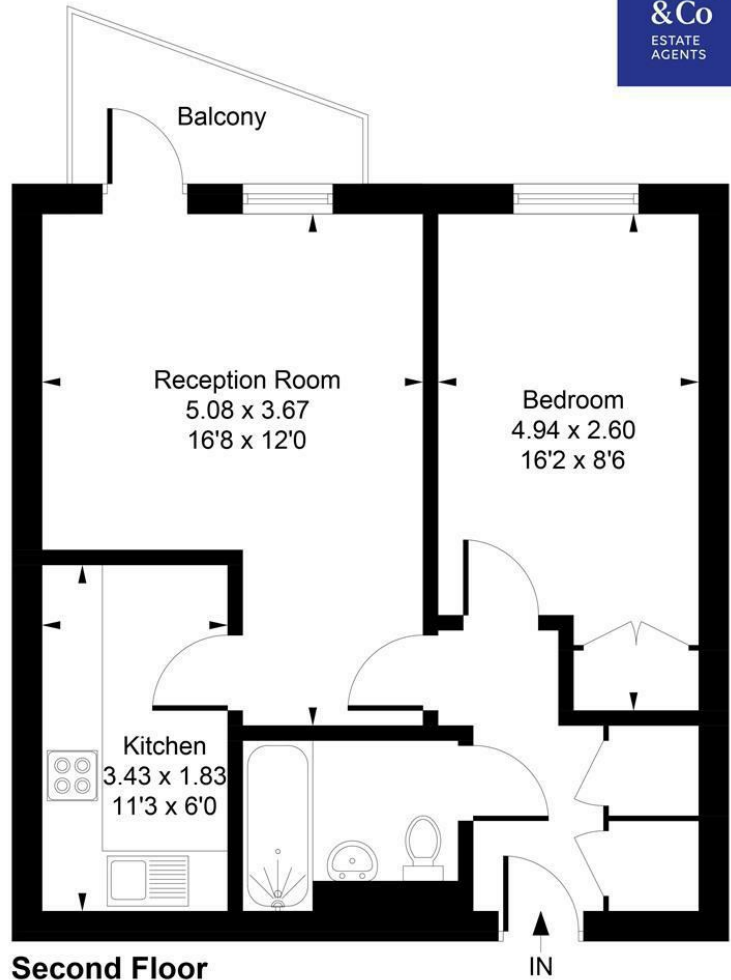


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Approximate Gross Internal Area
45.86 sq m / 494 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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LOCAL AUTHORITY

Hounslow

TENURE

Leasehold

COUNCIL TAX BAND

C

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		80	80
(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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