

**£360,000**

**Hibernia Road**

Hounslow, TW3 3RJ



## PROPERTY SUMMARY

Located on the second floor of Smoothfield Court, Hounslow, this superb two bedroom apartment offers 797 sq ft of beautifully presented living space finished to a high standard throughout.

The property features a bright and spacious open plan kitchen and reception area complete with integrated appliances. Doors open into a private balcony, providing valuable outdoor space. There are two well proportioned bedrooms with the principal bedroom benefitting from a stylish en-suite shower room. The apartment is presented in excellent condition, ready for immediate occupation.

Further benefits include lift access, allocated private parking and a secure gated development, offering both convenience and peace of mind.

Ideally positioned close to a wide range of local shops, the Hounslow Treaty Centre, Health Centres and well regarded schools including Heathlands School. Excellent transport links are nearby, providing easy access into Central London and surrounding areas.

An outstanding opportunity to acquire a high quality apartment in a sought after Hounslow location.

Tenure: Leasehold 135 Years  
Annual Ground Rent: £300.00  
Annual Service Charge: £2,475.00

2



2



1







Approximate Gross Internal Area  
74.0 sq m / 797 sq ft



**LOCAL AUTHORITY**

Hounslow

**TENURE**

Leasehold

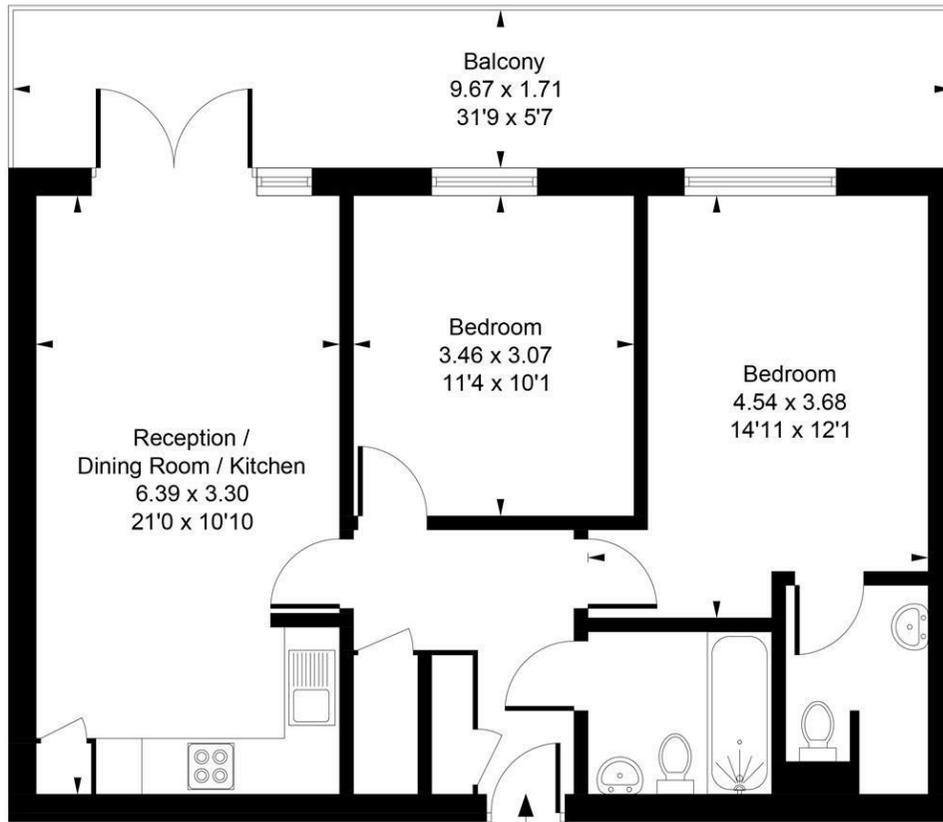
**COUNCIL TAX BAND**

D

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Second Floor**



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 purchase.

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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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