

## HOOPER HOUSE 5A SMITHY LANE

HOUNSLOW, TW3 1EY

£339,950  
LEASEHOLD

Nestled in this vibrant part of Hounslow, this charming recently built flat on Smithy Lane offers a modern living experience in a prime location. Spanning an impressive 517 square feet, this property was constructed in 2020 and is presented in excellent condition, making it an ideal choice for those seeking a contemporary home.

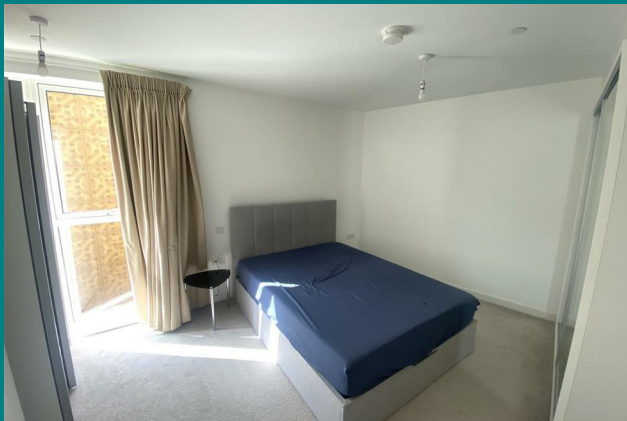


## HOOPER HOUSE 5A SMITHY LANE

The flat features a well designed open plan kitchen and lounge area, perfect for both entertaining guests and enjoying quiet evenings at home. Natural light floods the space, creating a warm and inviting atmosphere. The property also boasts a delightful balcony, providing a lovely outdoor space to relax and unwind.

With one spacious bedroom and a well appointed bathroom, this home is perfect for individuals or couples looking for a comfortable living environment. The underfloor heating throughout ensures a cosy ambiance during the colder months, adding to the overall appeal of this property.

Situated conveniently near Hounslow High Street, residents will benefit from easy access to a variety of shops, restaurants, and local amenities. This location is well connected, making commuting to central London and beyond a breeze.



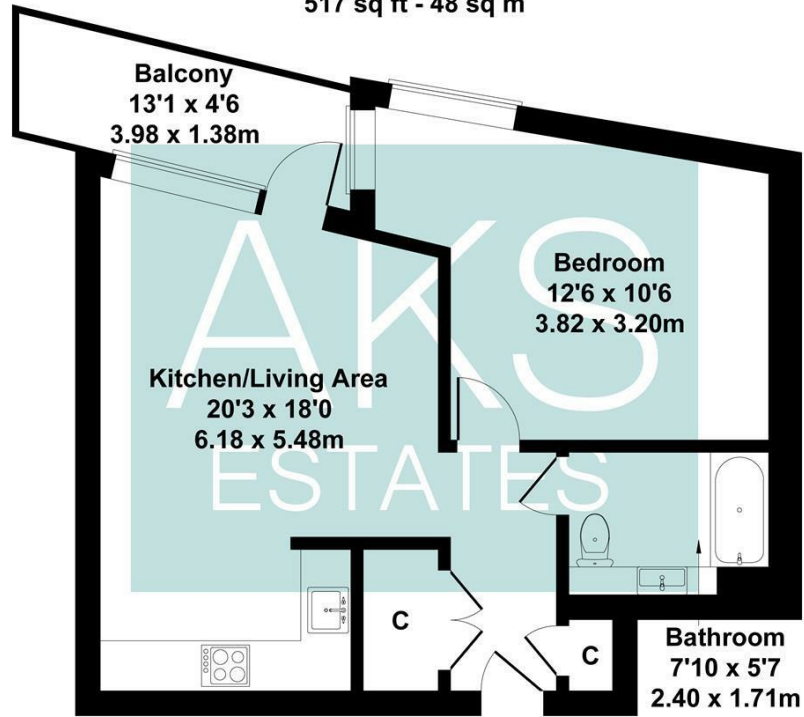
## HOOPER HOUSE 5A SMITHY LANE



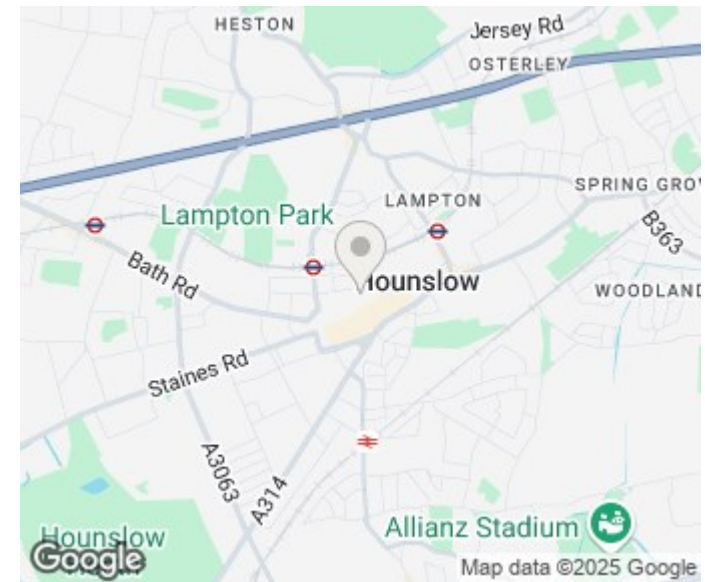


# Hooper House, Hounslow

Approximate Gross Internal Area  
517 sq ft - 48 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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

Heston  
131A Heston Road  
Hounslow  
TW5 0RF

020 8059 0595  
shiv@aksestates.co.uk  
aksestates.co.uk

AKS  
ESTATES