

## Warwick Road, Hounslow, TW4 6HY

- Three Bedrooms
- Separate Reception Room
- Modern Bathroom & Separate WC
- Approximately 924 Sq. Ft (85.9 Sq. M)
- Bus Links Nearby & Great Access to Heathrow

- Split Level Flat
- Large & Modern Fitted Kitchen
- Study/Office Area
- Beautiful Views Over Chester Park
- EPC Rating: D

**Asking Price £365,000**





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Nestled on the vibrant Warwick Road in Hounslow, this charming flat offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a spacious living environment. The flat features a welcoming reception room, perfect for relaxation or entertaining guests, providing a warm and inviting atmosphere.

The bathroom is thoughtfully designed, ensuring both functionality and style, catering to the needs of modern living. The layout of the flat maximises space, allowing for a comfortable lifestyle while maintaining a sense of homeliness.

Situated in a lively area, residents will benefit from excellent transport links, making commuting to central London and beyond a breeze. The surrounding neighborhood boasts a variety of local amenities, including shops, restaurants, and parks, ensuring that all your daily needs are within easy reach.

This flat on Warwick Road presents an excellent opportunity for those looking to settle in a dynamic community while enjoying the comforts of a well-appointed home. Whether you are a first-time buyer or seeking a rental property, this flat is sure to impress with its appealing features and prime location. Do not miss the chance to make this lovely flat your new home.

Lease Remaining 88 Years  
Annual Service Charge £1,556





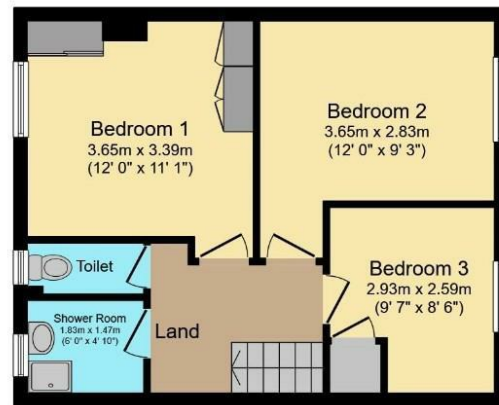
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**Ground Floor**



**First Floor**

Total floor area 85.9 sq.m. (924 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

### Viewings

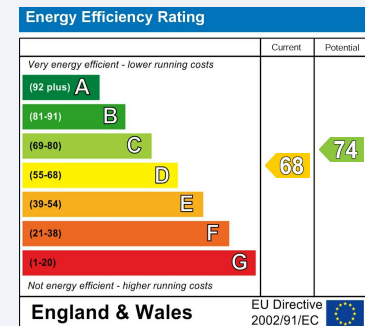
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.