





Hiltons Estates is pleased to present this charming second-floor studio apartment, ideal for a single professional, couple, or investor. Served by a lift, the property features a bright open-plan layout, secure gated parking, and access to communal gardens. A new 125-year lease will be granted upon completion.

Ideally located just minutes from Hounslow Central & Hounslow East Stations (Piccadilly Line), with excellent access to Central London, Heathrow, the A4, and M4. Close to Lampton Park, local shops, gyms, restaurants, schools, and great bus links.

An excellent investment opportunity with strong rental potential and long-term value in a quiet yet well-connected area.

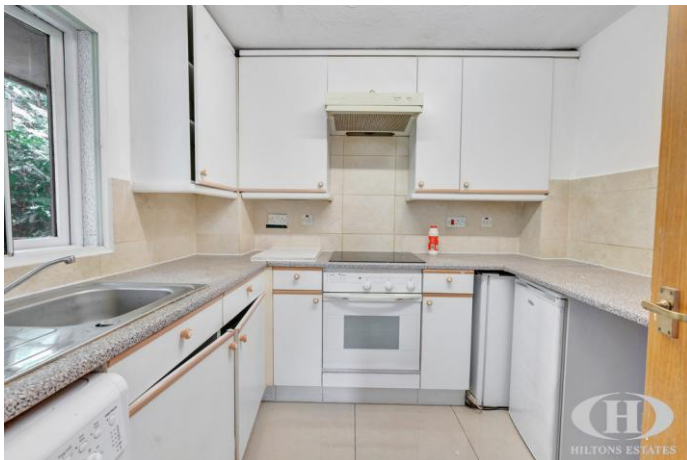
🏠 Charming second-floor studio with lift access and a bright open-plan layout

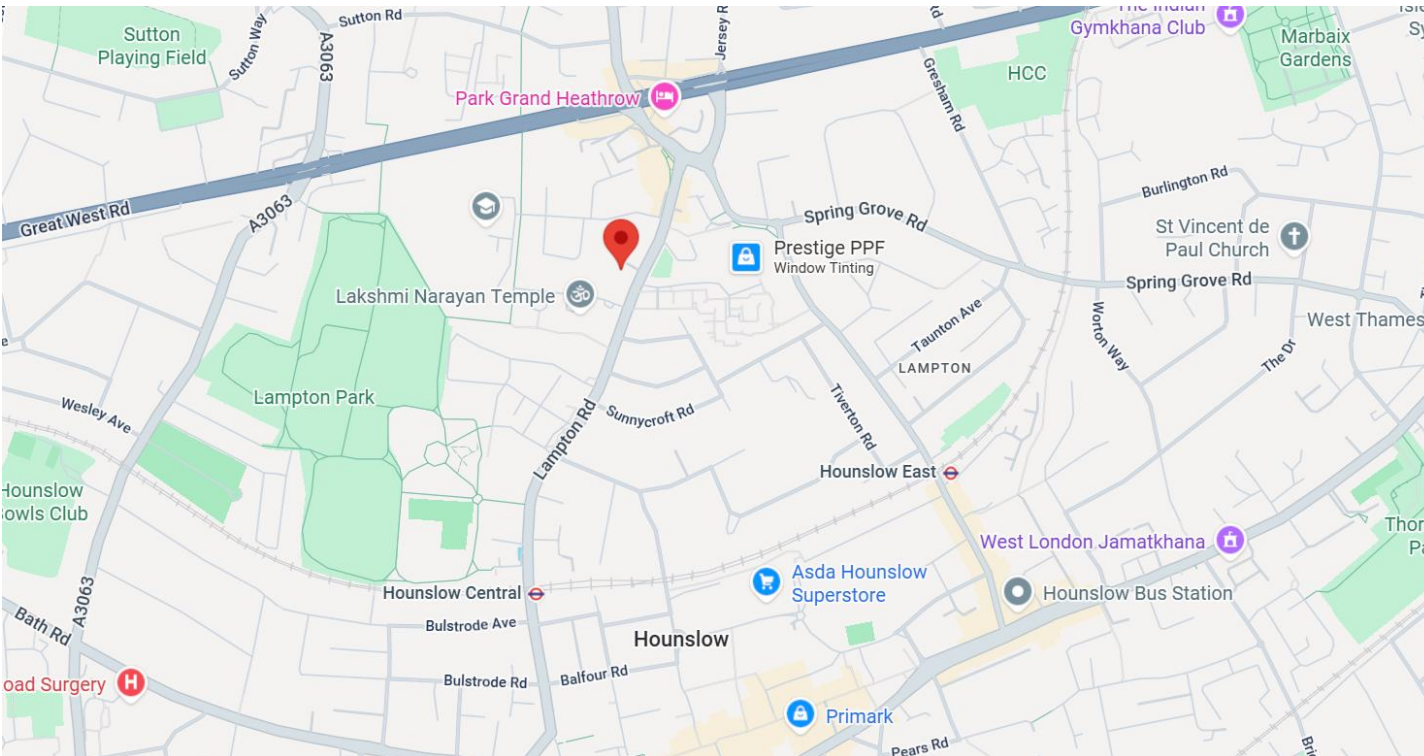
🚗 Secure gated parking and access to well-maintained communal gardens

🕒 New 125-year lease to be granted upon completion

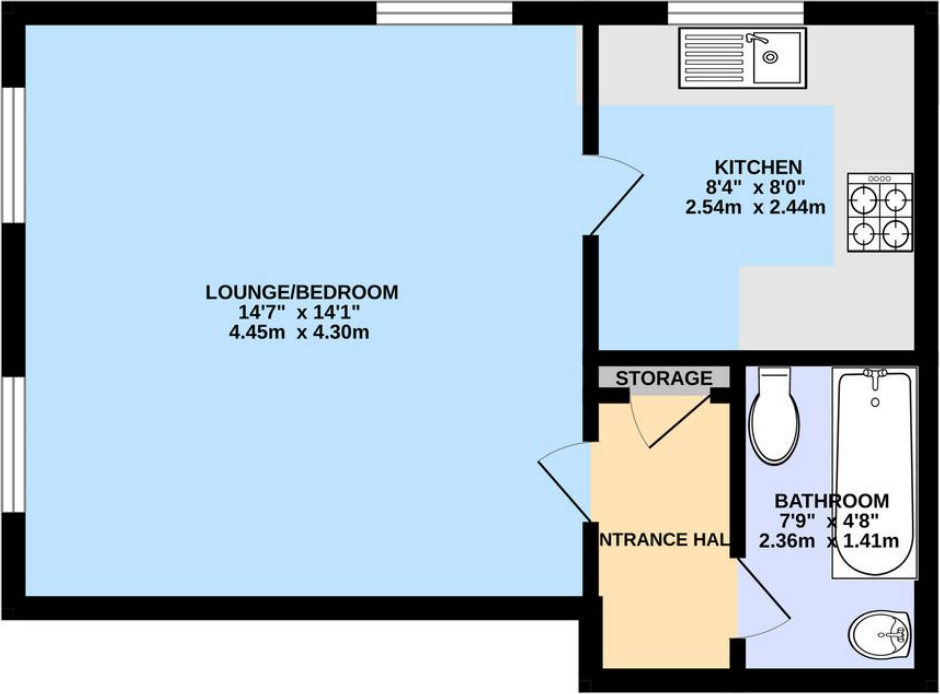
📍 Fantastic location near Hounslow Central & East Stations (Piccadilly Line), A4 & M4

💼 Ideal investment with excellent rental yield and strong tenant demand





GROUND FLOOR
341 sq.ft. (31.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 341 sq.ft. (31.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.