

HANWORTH ROAD, HOUNSLOW, TW3 3TL

OFFERS IN REGION OF £295,000







A well-presented two-bedroom flat offering spacious bedrooms, a bright living area, a fully fitted kitchen, and allocated parking. The property comes with a long 970-year lease, low annual charges (£1,522 service charge and £250 ground rent), making it an attractive and secure purchase.

Located on Hanworth Road, the home benefits from excellent transport links, nearby shops, restaurants, and green spaces such as Lampton Park and Osterley Park. A convenient and well-connected area ideal for both professionals and families.

Spacious two-bedroom flat with bright living area and fully fitted kitchen

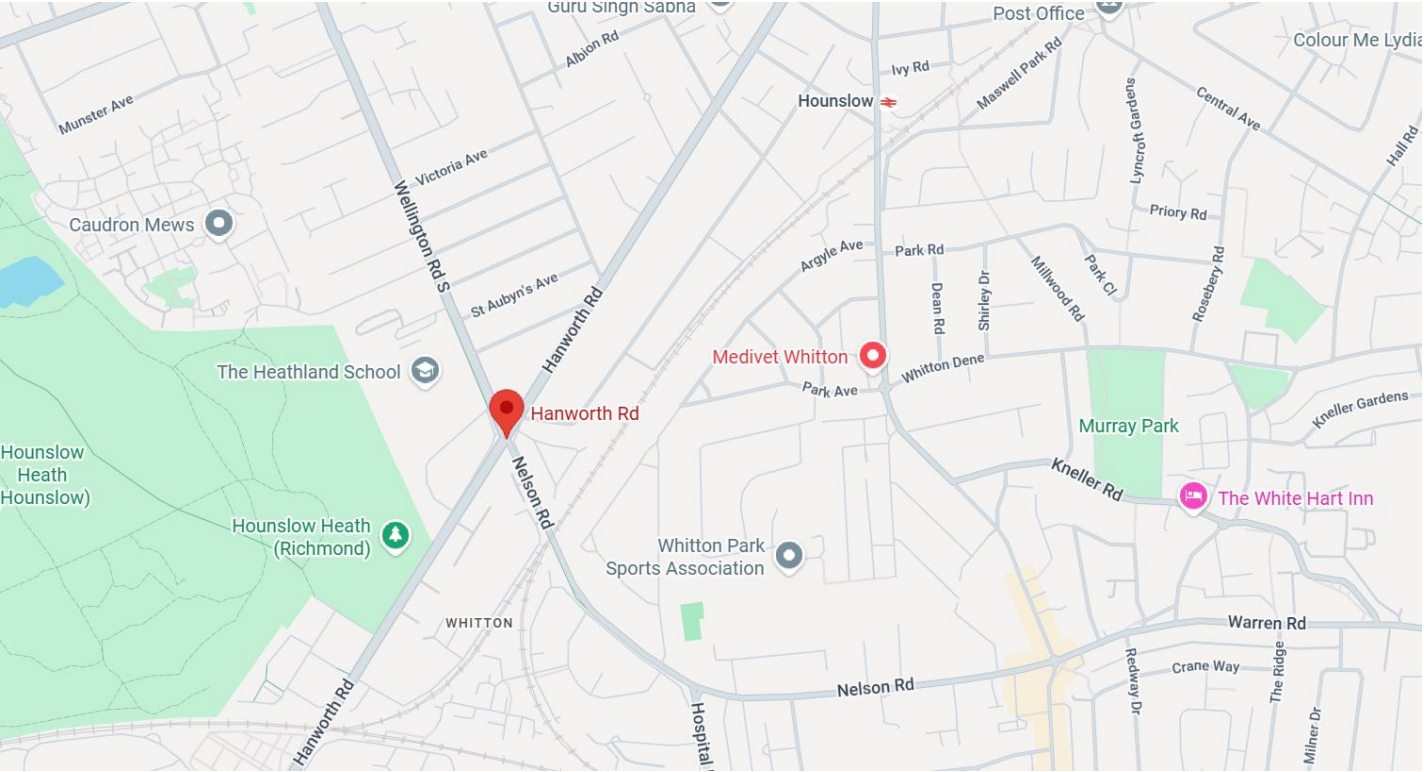
Allocated parking included

Long 970-year lease with low annual charges (£1,522 service charge, £250 ground rent)

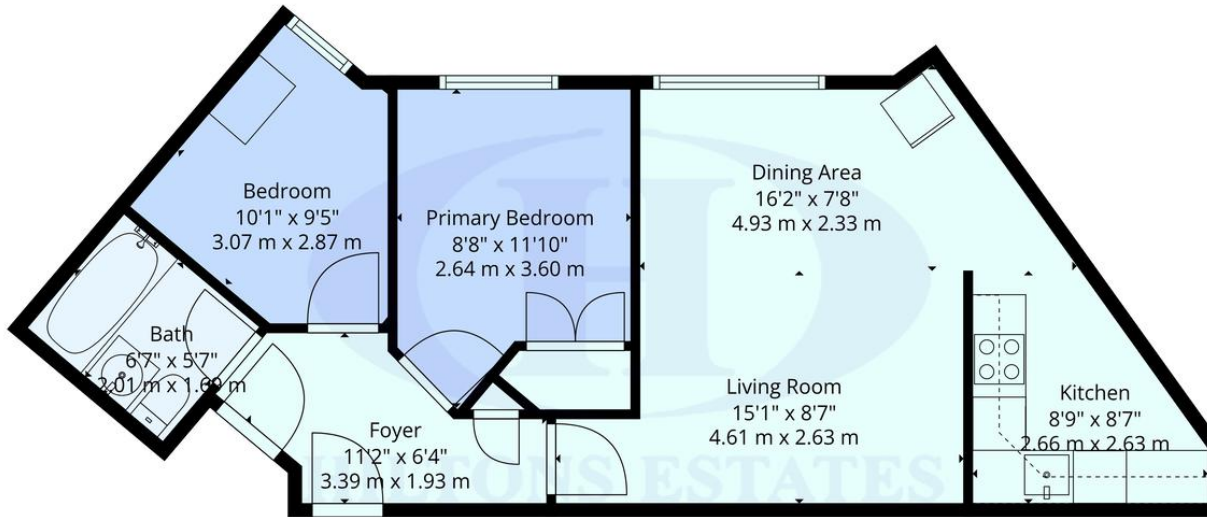
Convenient Hanworth Road location close to shops, transport links, and amenities

Near green spaces such as Lampton Park and Osterley Park, ideal for leisure and families









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		



These Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments

**TOTAL: 545 sq. ft, 51 m2**  
 1st floor: 545 sq. ft, 51 m2  
 EXCLUDED AREAS: WALLS: 55 sq. ft, 5 m2

**Hiltons Estates, 137 Western Road**  
**Southall, UB2 5HN**

**www.hiltons-estates.com**  
**email: harvin@hiltons-estates.com**  
**0208 867 9555 / 07961 527301**

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.