



**HILTONS ESTATES**

**Ellerdine Road**  
Hounslow, TW3 2PZ

- Brand-new 3-bed top-floor maisonette – High-spec, modern finish
- Open-plan living – Bright kitchen/dining/lounge space
- Private garden + off-street parking – Rare outdoor perks
- Turn-key ready – 10-year NHBC warranty included

**Offers In Region Of £450,000**

EPC Rating '76'







## Property Description

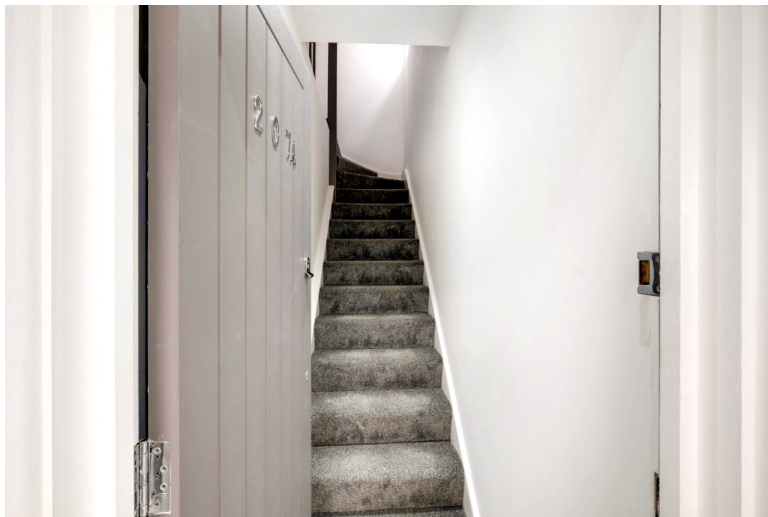
Brand-New 3-Bed Top-Floor Maisonette – Luxury Finish, Turn-Key Ready

A stunning, newly built 3-bedroom top-floor maisonette offering high-spec, turn-key living with no service charge, no ground rent, and a 999-year lease. This sleek home features three spacious, light-filled bedrooms, a stylish open-plan kitchen/living/dining area, and a contemporary bathroom – all finished to exceptional standards.

Additional highlights include a private rear garden, off-street parking, and a 10-year NHBC warranty, delivering complete peace of mind.

Perfectly located for commuters, with easy access to South Western Railway, Chertsey Road, Great West Road, the M4, Heathrow, and Central London. Close to local shops and amenities, this is an ideal choice for professionals, first-time buyers, or investors.

A rare opportunity to own a luxury, low-maintenance home in a prime West London location. Ready to move in – enquire now.







ENTRANCE HALLWAY  
 BEDROOM 1 14' x 10' 2" (4.27m x 3.1m)  
 BEDROOM 2 13' 2" x 10' 2" (4.01m x 3.1m)  
 BEDROOM 3 14' x 6' (4.27m x 1.83m)  
 BATHROOM 7' 8" x 6' 10" (2.34m x 2.08m)  
 LIVING/KITCHEN/DINING 18' 6" x 17' 10" (5.64m x 5.44m)



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

GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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