



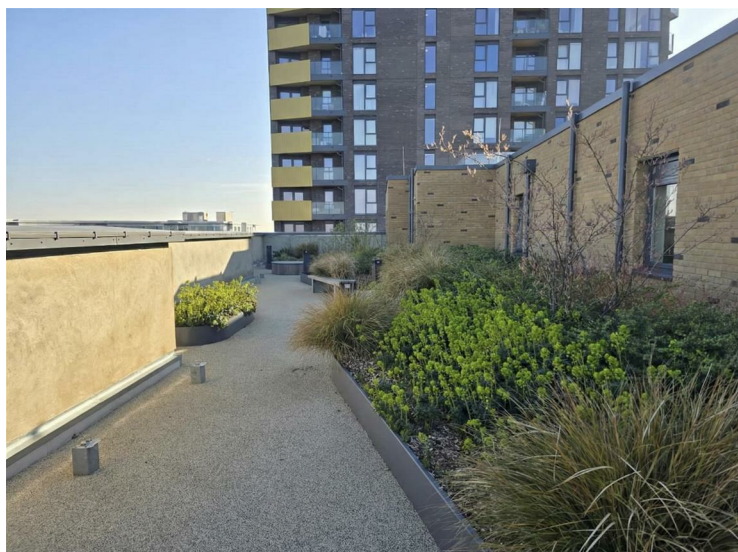
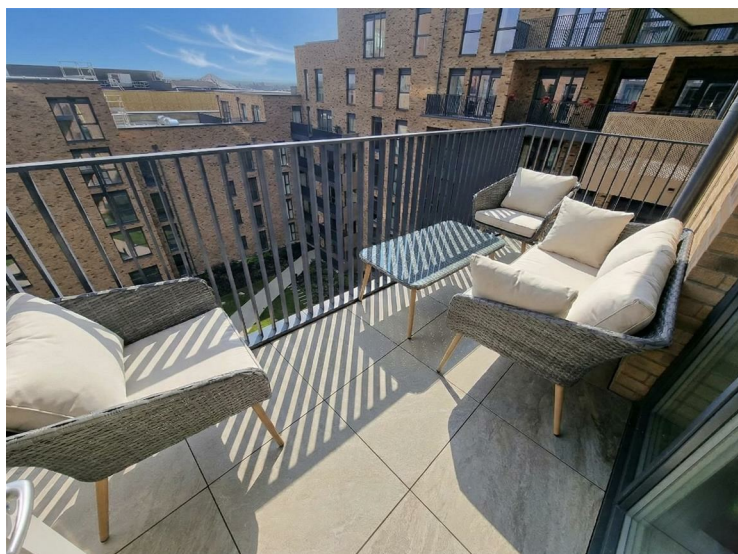
Croxby House, Prince Regent Road, Hounslow, TW3 1EW
£415,000

Situated in a highly desirable development in the heart of Hounslow, this impressive seventh-floor apartment offers stylish, well-balanced living space with exceptional convenience. Perfectly positioned just moments from Hounslow Central tube station (Piccadilly Line) and the vibrant Hounslow town centre, the property enjoys superb connectivity to Central London, Heathrow Airport and surrounding areas. The accommodation is thoughtfully arranged and filled with natural light. A spacious dual aspect lounge/diner which provides an ideal setting for both relaxing and entertaining with the addition of a private balcony, complemented by a modern fitted kitchen designed with practicality and style in mind. The principal bedroom benefits from a contemporary en-suite shower room, while a second well-proportioned bedroom offers flexibility for guests, family or home working. A modern family bathroom completes the accommodation. Additional features include double glazed windows, luxury underfloor heating, secure entry phone system, communal garden and lift access to all floors, ensuring both comfort and convenience. An excellent opportunity for first-time buyers, professionals or investors seeking a prime town centre location with strong rental appeal. Lease in excess of 190 years.

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Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

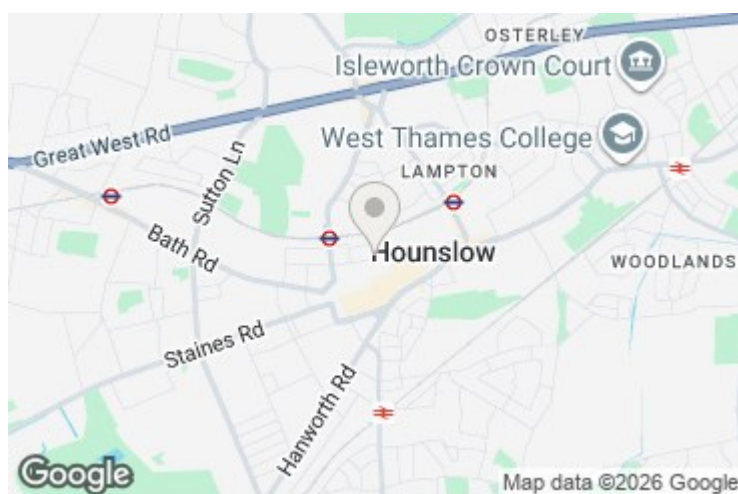


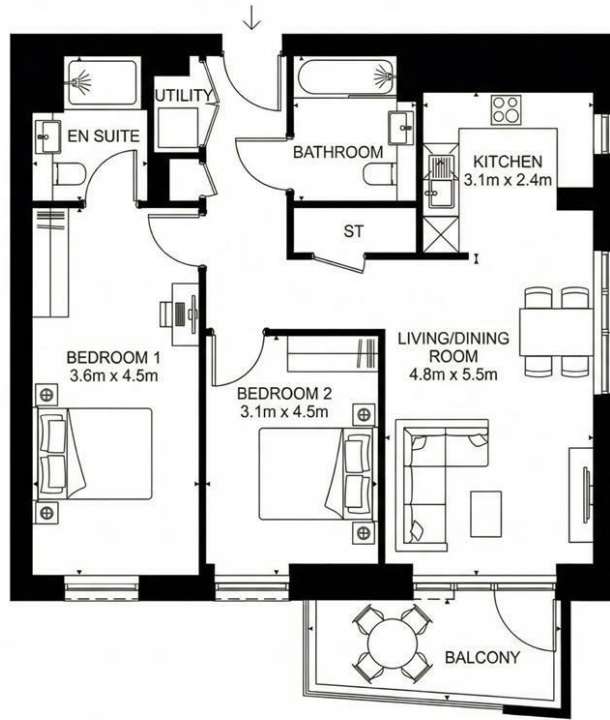


cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.

We understand that the property may be subject to a service charge and/or maintenance charge but have not been able to verify the terms and conditions. We advise that all interested parties should obtain verification and confirmation of any charges through their solicitors or surveyor.





Floor 7 - 2 Bed Flat
Total floor area: 75.4 sq.m. (812 sq.ft.)

The floor plan is for illustration purposes only and is not to scale. All measurements, floor areas, and layout details are approximate and for guidance only. No responsibility is taken for any error, omission, or misstatement. Parties must satisfy themselves by inspection or otherwise as to the accuracy of these details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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