



**£220,000**  
**Bell Road**  
Hounslow, TW3 3NX

## PROPERTY SUMMARY

Experience the best of urban living with this spacious first-floor, one-bedroom flat, ideally located just moments from Hounslow Train Station, Hounslow Central Tube Station (Piccadilly Line), and the vibrant Hounslow High Street with access to variety of shops. With over 500 sq. ft. of well-designed space, this home offers both comfort and convenience.

The open-plan reception room and kitchen create a bright, airy living space that flows seamlessly onto a private balcony, perfect for relaxing or entertaining. The generous double bedroom provides plenty of space and storage, while the modern family bathroom adds to the home's practicality.

With its prime location, this flat is a fantastic opportunity for first-time buyers looking to get onto the property ladder, as well as investors seeking a well-connected and high-demand rental option. Well-maintained and ready to move into, it's a smart choice for anyone looking for a stylish and convenient home in the heart of Hounslow!

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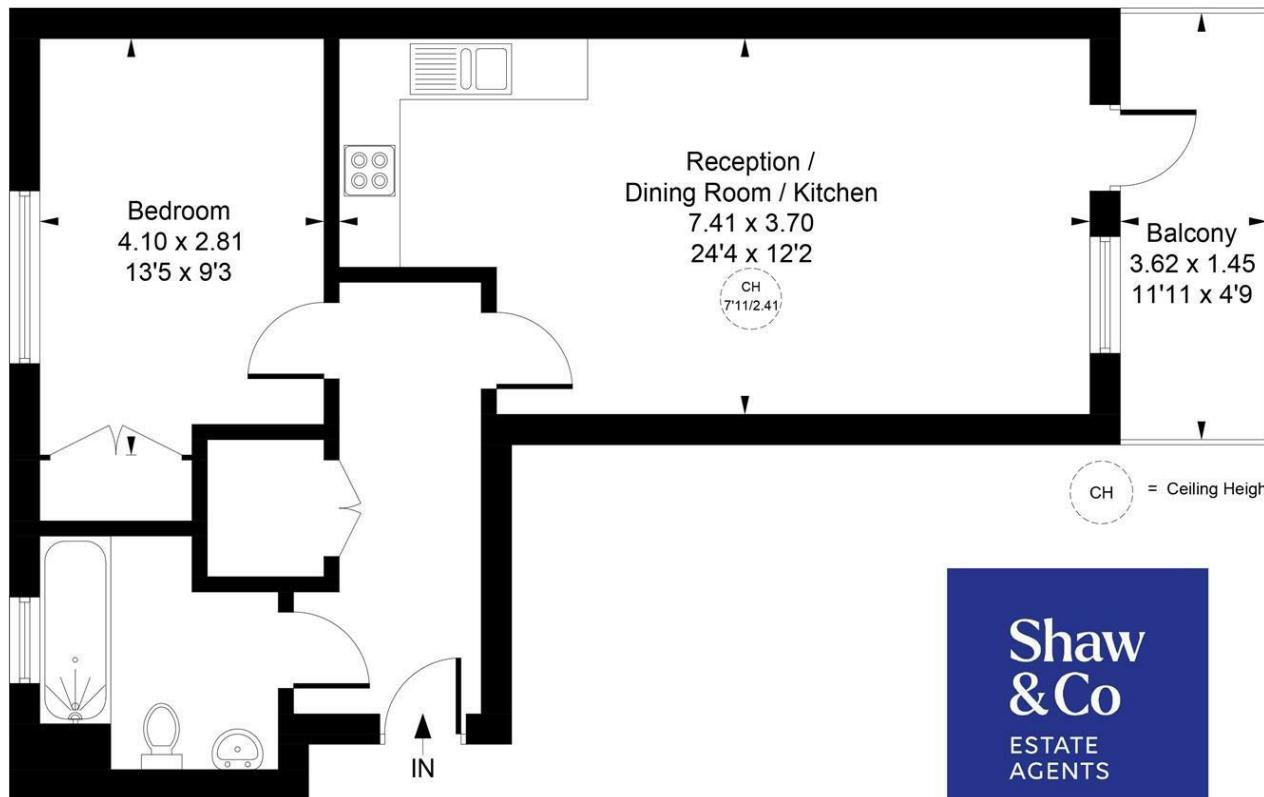


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Approximate Gross Internal Area  
52.76 sq m / 568 sq ft



### First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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### LOCAL AUTHORITY

Hounslow

### TENURE

Leasehold

### COUNCIL TAX BAND

C

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B	82	82	
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.

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