



GENERAL VIEW

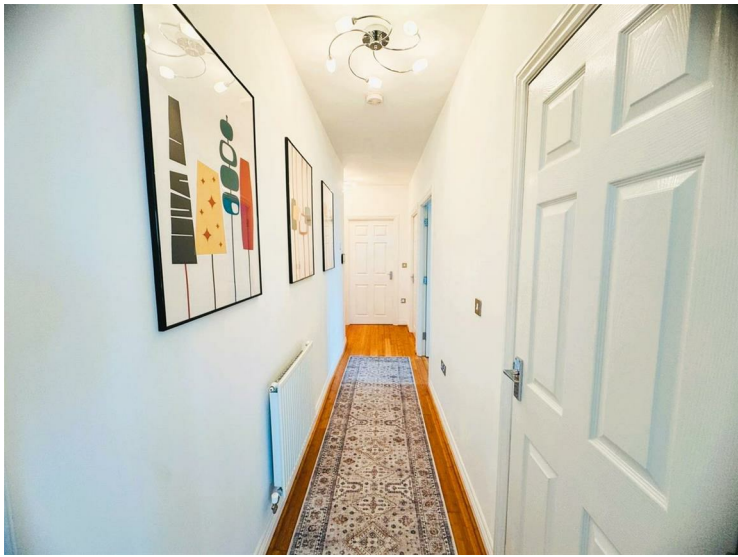


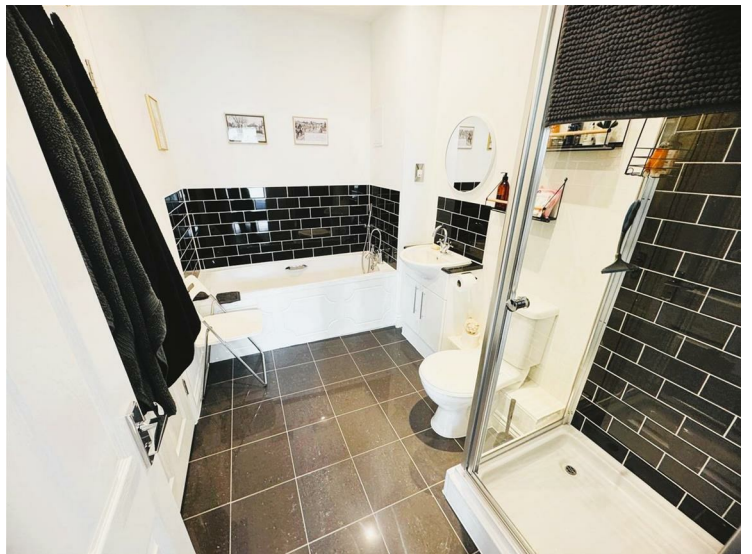
Smoothfield Court, Hibernia Road, Hounslow, TW3 3RJ
£337,500

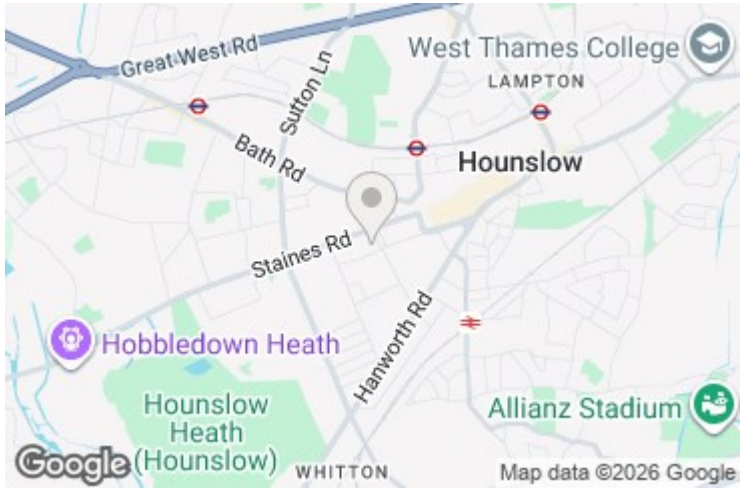
A rarely available fourth-floor purpose-built apartment featuring a private roof terrace, situated within a modern gated development on Hibernia Road in the heart of Hounslow. The property is ideally located within walking distance of Hounslow town centre and Hounslow Central Station, providing excellent transport links via the Piccadilly Line, along with convenient access to local bus routes, shops, and schools. This well-presented apartment offers bright and spacious accommodation throughout, including a generous lounge/dining area with direct access to a private L-shaped roof terrace, perfect for relaxing or entertaining. The property also comprises a fully fitted kitchen, two good-sized double bedrooms, with the principal bedroom benefiting from direct terrace access, and a modern Jack and Jill bathroom suite serving the principal bedroom. Further benefits include double glazed windows, gas central heating, a secure entry phone system, and an allocated parking space within the gated development. This property represents an excellent opportunity for first-time buyers, commuters, or buy-to-let investors seeking a well-located apartment in a sought-after area.

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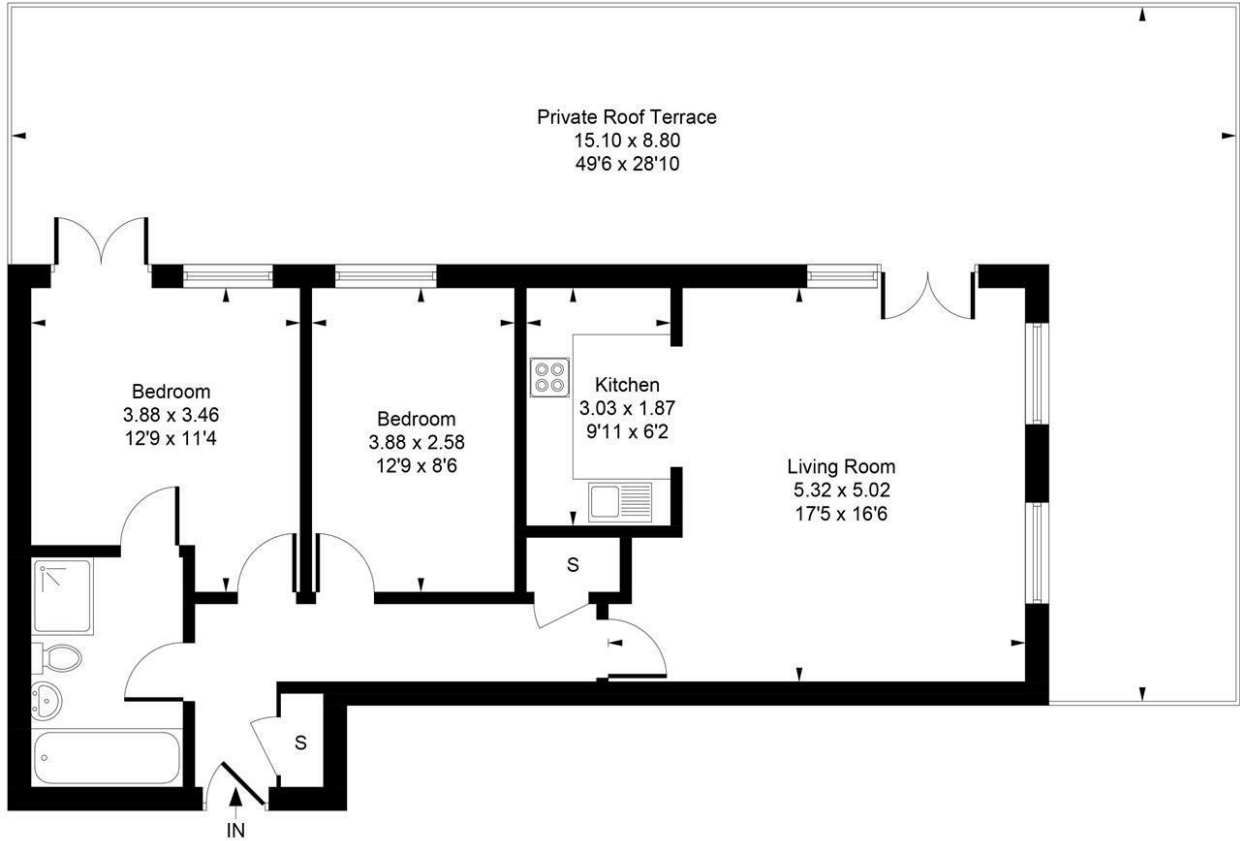






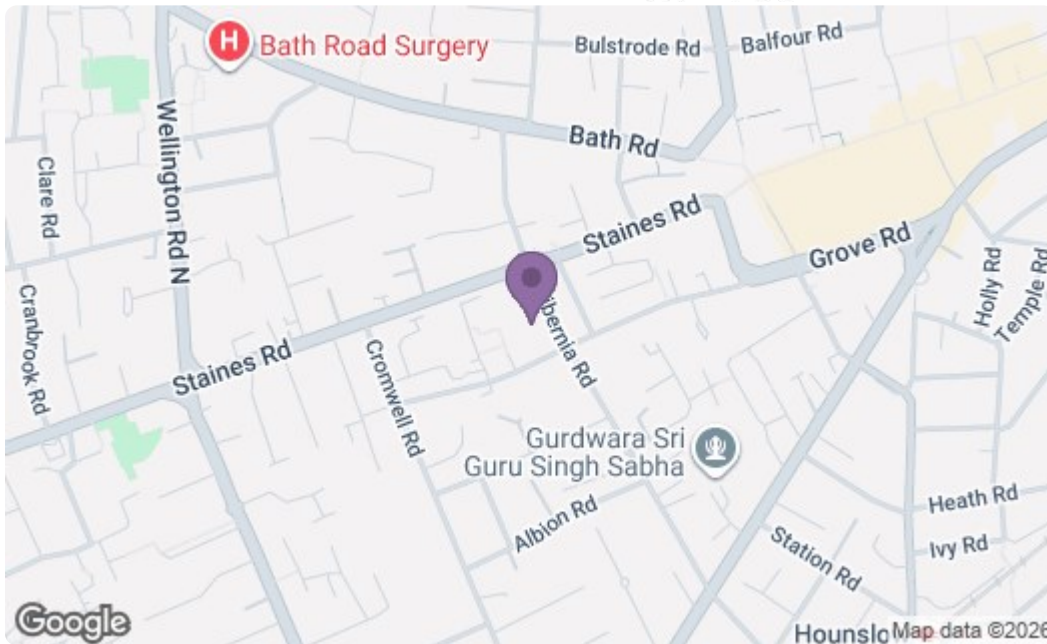
Smoothfield Court, 72 Hibernia Road, Hounslow, TW3 3RJ

Approximate Gross Internal Area
70.14 sq m / 755 sq ft



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 purchase.

Produced by jcphotographystudio.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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