



Aces Court, Hounslow, TW3 1AH
Guide Price £325,000

DBK
ESTATE AGENTS



Offered to the market Chain Free and with a New 175 Years Lease, this well-presented ground floor apartment provides generous living space, modern finishes, and the added benefit of a private patio.

The property features two large bedrooms along with a spacious open-plan kitchen, reception and dining area. The modern kitchen is fitted with integrated appliances and sleek cabinetry. A fashionable family bathroom suite serves the property, while ample internal storage ensures practical and organised living throughout.

Externally, the apartment benefits from its own private patio area as well as access to well-maintained communal gardens, providing attractive outdoor space for residents to enjoy. Further benefits include a secure entry system for added convenience and peace of mind.

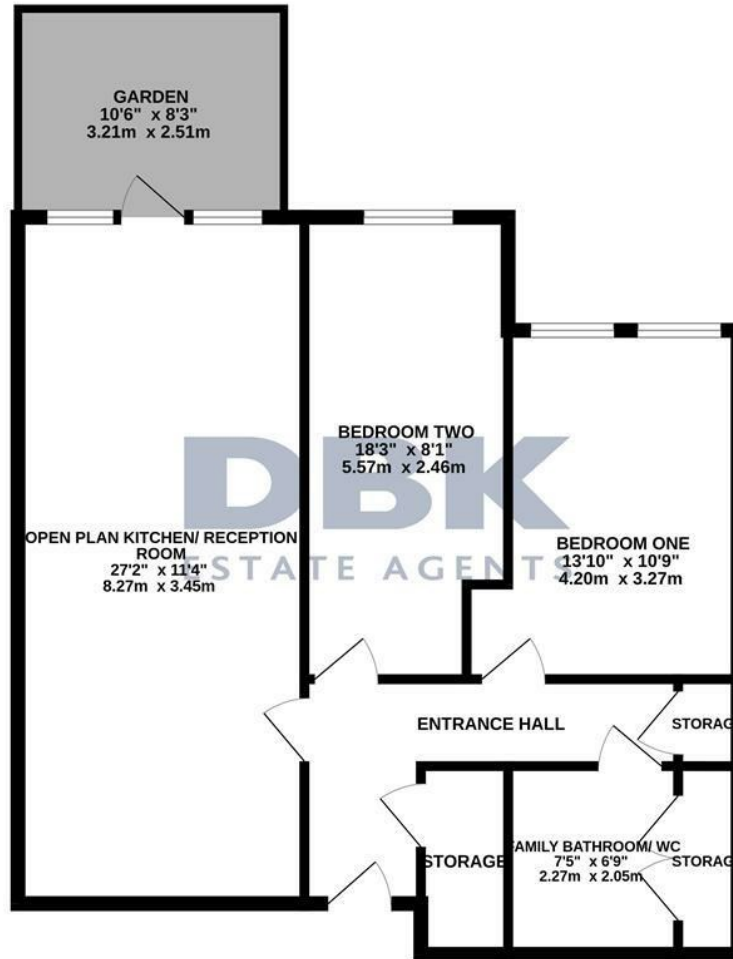
Sited off London Road and close to Hounslow High Street, the property does not fall short of local amenities with a vast array of local shops, cuisines and retail options. Hounslow East Station and Isleworth Overground Station can be found within a short walk as well as bus links to neighbouring towns. Reputable schools can also be found with close proximity to the property.

Key Features

- Chain Free + New 175 Years Lease
- Ground Floor Apartment with Private Patio
 - Two Large Bedrooms
- Open Plan Kitchen with Reception + Dining Area
- Modern Kitchen with Integrated Appliances
 - Fashionable Family Bathroom Suite
 - Ample Storage
 - Secure Entry System
 - Communal Gardens
- Walking Distance to Hounslow East Station + Isleworth Station

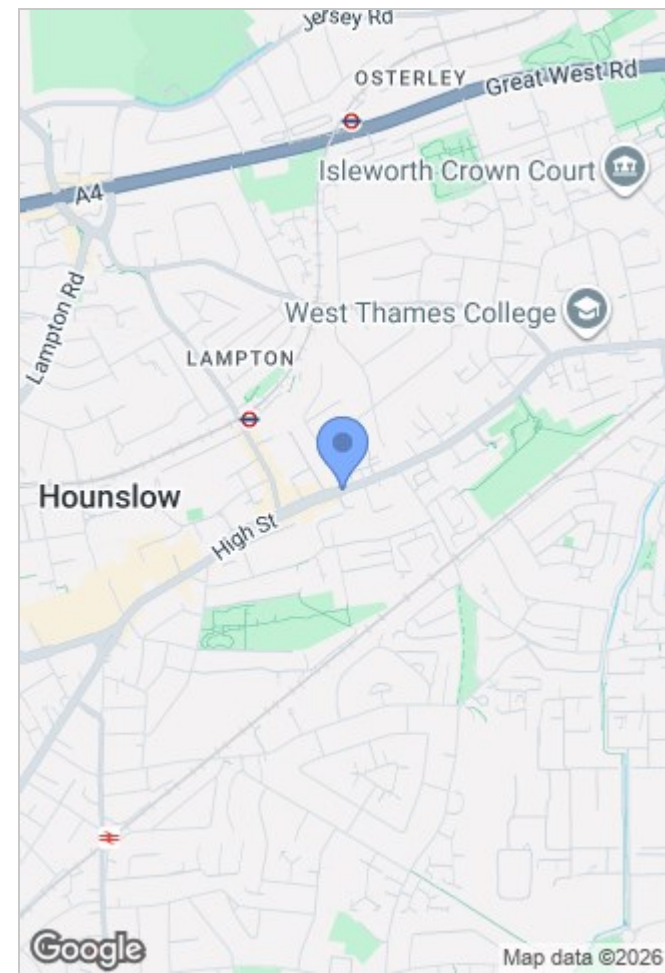


GROUND FLOOR
757 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.4 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		85	85
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales			
	EU Directive 2002/91/EC		

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