

# Rolfe East



## Pownall Road, Hounslow, TW3 1YN

£360,000 Share of freehold

- Very spacious ground floor apartment (885sqft)
- Share of Freehold with long under lease
- Close to shops and restaurants
- Two double bedrooms
- Large lounge/diner with Conservatory
- No service charges or ground rent

- Private rear garden
- Half a mile from Hounslow Central station
- Chain free sale

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A much larger than average two double bedroom ground floor garden flat, situated close to the tube station and shops and brought to the market for sale without any onward chain.

This property has so much going for it - sold with a share of the freehold and a long underlying lease and this beautiful building is managed by the the owners, meaning that there are no service charges or ground rent. Accommodation here is spacious and spans an impressive 885 square feet, and comprises a welcoming hallway, stunning lounge/diner and conservatory, modern kitchen and bathroom and two very large well proportioned double bedrooms, ensuring this property is perfect for a couple or small families.

One of the standout features of this property is its private garden accessed from the conservatory and provides a lovely outdoor space to enjoy fresh air and sunshine.

Pownall Road is situated half a mile from Hounslow Central tube station (Piccadilly Line) giving fast access into Central London and out to Heathrow Airport. It is also well positioned for the Treaty (shopping) Centre and High Street with a choice of many restaurants and coffee shops. This property presents a fantastic opportunity for anyone seeking a blend of comfort, convenience, and outdoor space in a vibrant area. Do not miss the chance to make this delightful property your new home.



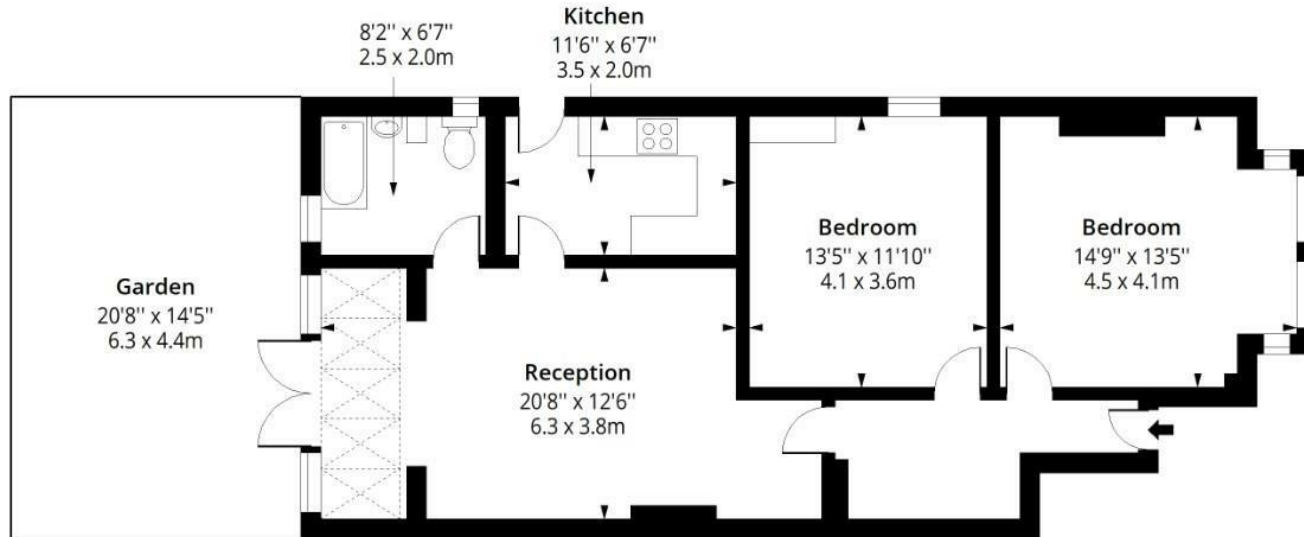
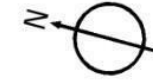






# Pownall Road TW3

Approx. Gross Internal Area 885 Sq Ft - 82.22 Sq M



**Ground Floor**  
Floor Area 885 Sq Ft - 82.22 Sq M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	<b>75</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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