

# HUNTERS®

HERE TO GET *you* THERE



Prince Regent Road

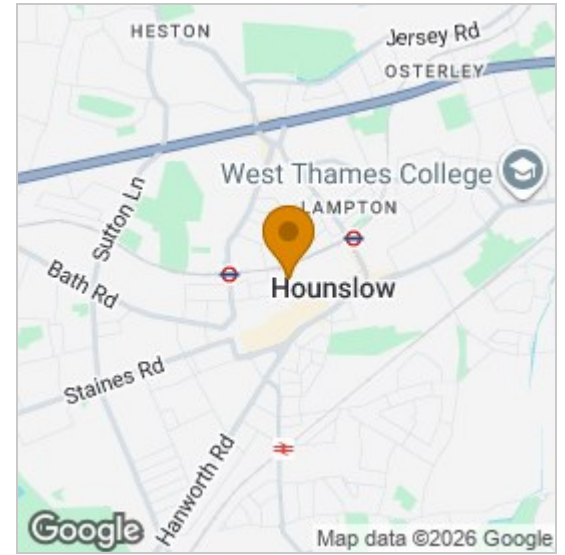
Hounslow, TW3 1NJ

Guide Price £325,000

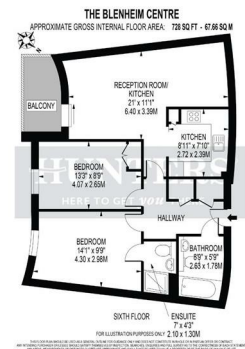




## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		86	(92 plus) A		
(81-91) B		82	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

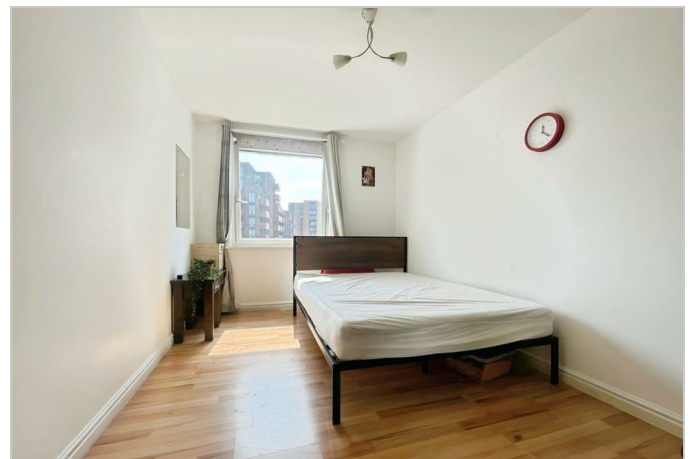


Hunters Brentford is delighted to present this charming two-bedroom apartment situated in a highly sought after location, and offered to the market with no onward chain.

The property features a large reception room, providing ample space for both relaxation and dining. From the reception room, there is access to a private balcony, where one can enjoy the outdoors from the comfort of their own home. The property also boasts a separate, fully fitted kitchen, ready for immediate use.

The two bedrooms are both of generous size, with the first bedroom featuring built-in wardrobes and the second bedroom offering the additional luxury of an en-suite bathroom. With a total of two bathrooms, the flat offers a bath tub in one and a shower in the other, providing options for your daily routine.

Notably, the property comes with two storage units, an entry phone system for secure access, and the convenience of a 24/7 concierge service.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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