



£265,000 Leasehold

Trinity Square, Staines Road, Hounslow, TW3

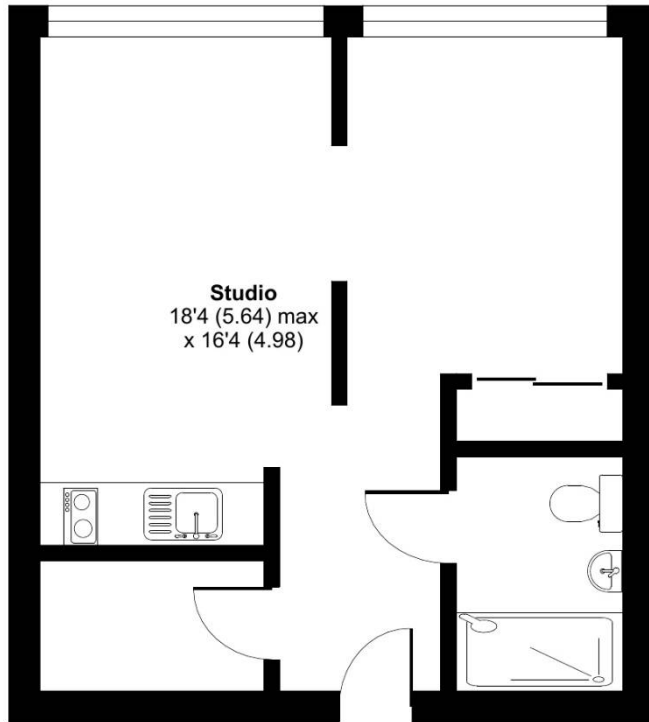
Simple Estates is delighted to present this stunning studio/one-bedroom apartment, built to an exceptional standard and ideally located within walking distance of Hounslow High Street. This contemporary apartment features a stylish open-plan kitchen and living area, with a bedroom/lounge space cleverly separated by a swivel television unit. It benefits from fitted wardrobes, a modern shower room, and ample storage. The property boasts wood flooring throughout, a concierge service, lift access, and a telephone entry system for added security. A standout feature is the large window, offering superb views and an abundance of natural light. Fully furnished with high-end furniture and fittings, this apartment provides a sophisticated and comfortable living space. Situated just a short walk from Hounslow High Street, Hounslow Underground Station,

Trinity Square, Staines Road, Hounslow, TW3

Staines Road, Hounslow, TW3

Approximate Area = 392 sq ft / 36.4 sq m

For identification only - Not to scale



FIFTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Simple Estate Agents. REF: 1251659

Directions

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.