



**Hanworth Road, Hounslow, TW3 3TY**

**£99,950**

**CASH BUYERS ONLY!** A first floor studio apartments situated within walking distance to Hounslow Town Centre, Hounslow mainland station and bus routes. The accommodation comprises studio room, kitchen/breakfast room and shower room. The property is in need of modernisation and is offered for sale with no forward chain!

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**Communal Entrance**

Stairs to first floor, front door.

**Studio Room**

Rear aspect double glazed window.

**Kitchen**

Stainless steel single drainer sink unit with mixer tap and cupboard below, built-in hob and oven, double glazed windows.

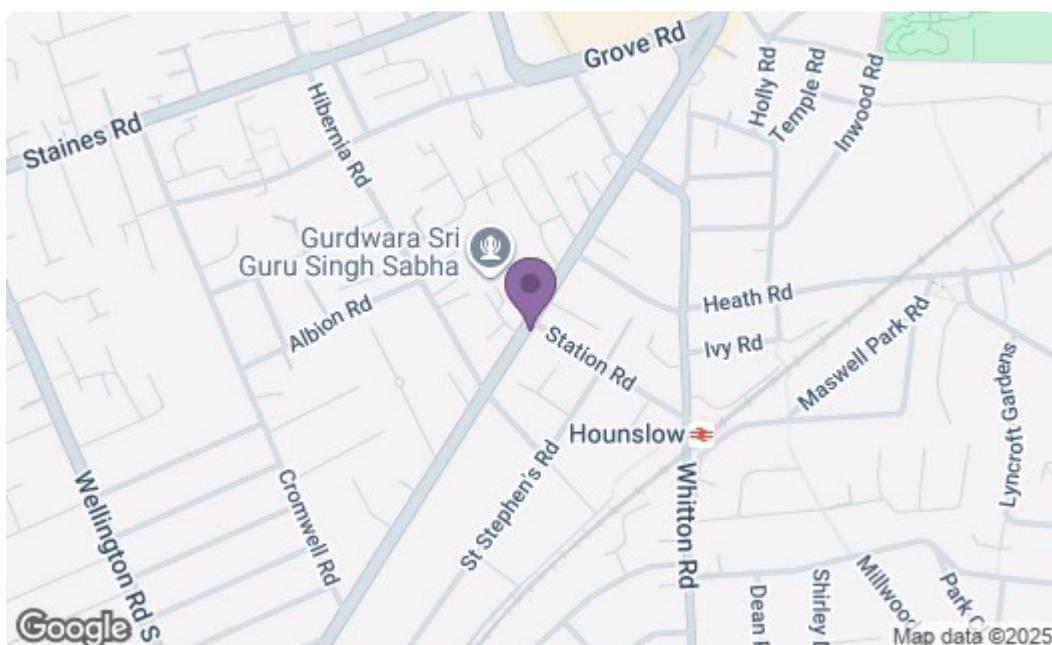
**Shower Room**

Shower cubicle, wash hand basin, low level w/c.





# Stamfords



| Energy Efficiency Rating  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         | 75        |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         | 55        |
| (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 <sub>2</sub> ) Rating                  |   |                         |           |
|   |   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
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**t** 020 8572 2626 **w** [stamfords.co.uk](http://stamfords.co.uk)