



**Vicarage Farm Road, Hounslow, TW3 4NW**  
**Guide Price £265,000**

ANOTHER SALE BY STAMFORDS! A newly converted and refurbished apartment, which has been tastefully decorated to a high specification. This apartment is a one double bedroom ground floor garden flat with parking space. The accommodation comprises lounge with direct access to a private garden, fitted kitchen, lounge, double bedroom, shower room. The property benefits from double glazed windows and gas central heating.

The property is located on the Vicarage Farm Road within walking distance to Hounslow West tube station, shopping centre, restaurants and bus routes. Heathrow Airport, A4 & M4 motorway are within easy access. Offered for sale with 125 year lease and with vacant possession, an ideal first time purchase or investment opportunity.

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**Lounge**

**Kitchen**

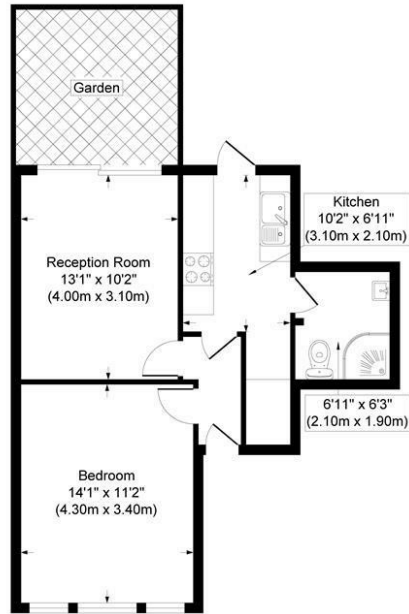
**Bedroom**



**Shower Room**



## Vicarage Farm Rd, Hounslow TW3 4NW



**Ground Floor**  
**Approximate Floor Area**  
**461.98 sq. ft**  
**(42.92 sq.m)**

**Approx. Gross Internal Floor Area 461.98 sq. ft / 42.92 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale  
 Produced by Instagram: RIORA.PHOTOGRAPHY



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>			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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