



## **Trinity Square, Staines Road, Hounslow, TW3 3GE**

**Offers Over £140,000**

**ANOTHER SALE BY STAMFORDS!** A third floor studio apartment situated in the Heart of Hounslow with easy access to Hounslow shopping centre and bus routes, Hounslow Central tube and mainline station are all close by. The accommodation comprises a bright lounge/kitchen, sleeping area and a modern shower room. The property also benefits from double glazed windows, heating system, secure entry phone system, atrium and concierge service. Ideal investment opportunity.

A partner of  
*The Guild Of Professional Estate Agents*  
with a network of over 700 independent estate agents

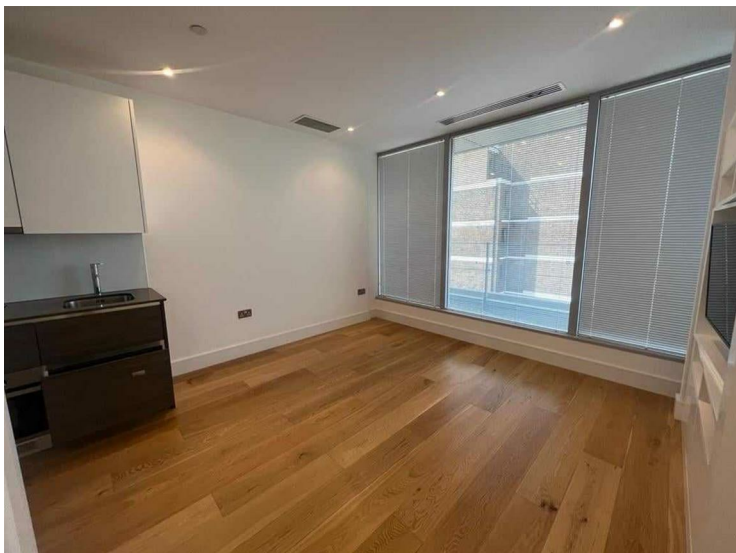
Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

**Communal Entrance**

Entry phone system, lifts and stairs to floors.

**Entrance**

Oak engineered timber flooring, storage cupboard housing washing machine and heating and hot water heat exchange.

**Lounge/Kitchen**

Double glazed window with bespoke fine aluminium blinds, oak engineered timber flooring, power points, spotlights, bespoke shelving unit with swivelling flat screen television enabling viewing from the lounge or bedroom area.

**Kitchen Area**

Sink unit with mixer tap, built-in hob, oven and microwave, dishwasher and fridge, wall and floor mounted units, power point, spotlights.

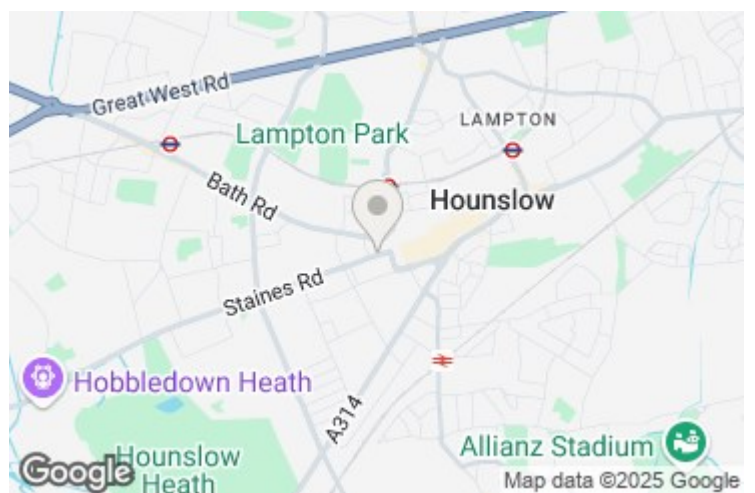
**Bedroom Area**

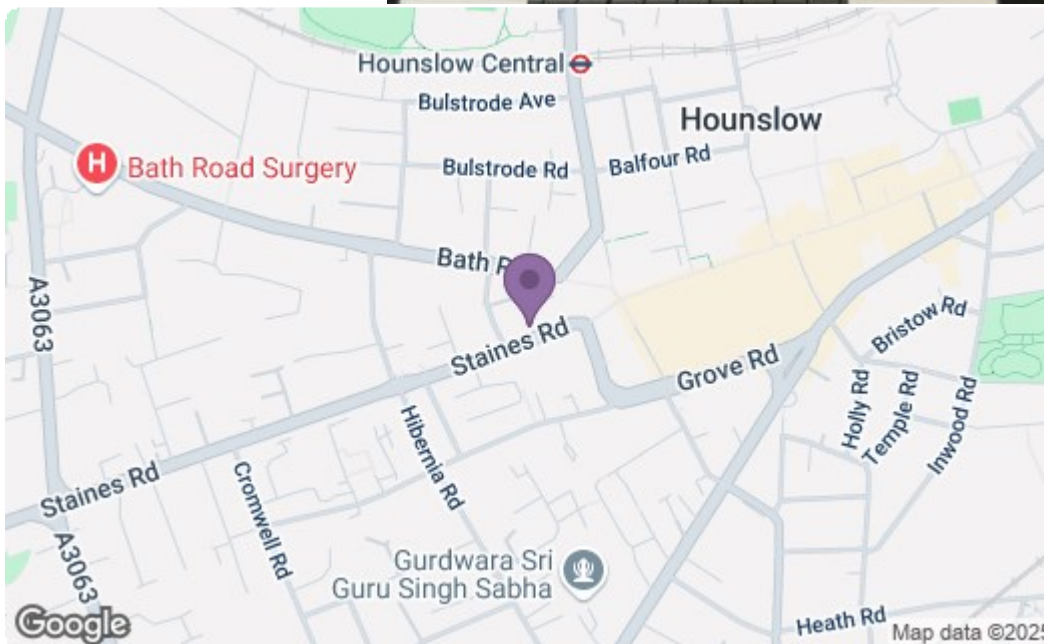
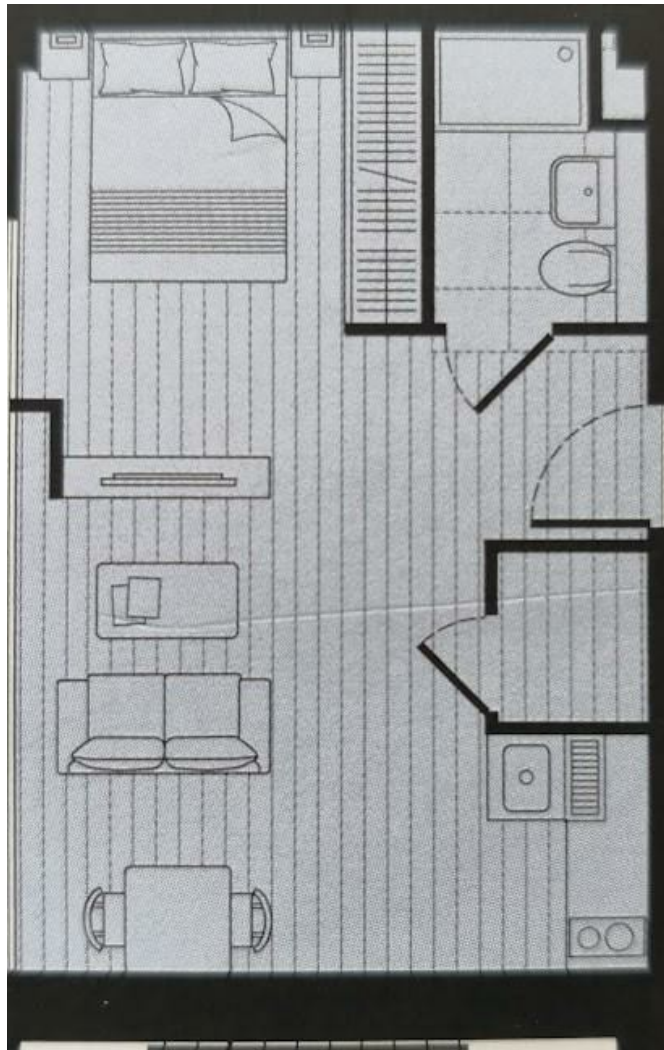
Double glazed window with bespoke fine aluminium blinds, oak engineered timber flooring, built-in wardrobes, spotlights.



**Shower Room**

Tiled enclosed shower cubicle, wall mounted shower unit, wash hand basin, low level w/c, tiled walls and flooring.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	64
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

A partner of  
**The Guild Of Professional Estate Agents**  
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075