



## **Devonshire House, School Road, Hounslow, TW3 1QX**

**£240,000**

A two bedroom second floor flat situated in this town centre location within minutes walk from Hounslow East tube station and Hounslow bus garage. The accommodation comprises lounge, kitchen, two bedrooms and bathroom. The property also benefits from double glazed windows, central heating entry phone system and 146 year lease. The property is offered for sale with no onward chain and is an ideal first time purchase or investment opportunity.

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**Communal Entrance**

Entry system, stairs to second floor, front door to...

**Entrance Hallway**

Power point, entry phone, storage cupboard.

**Lounge**

Front aspect double glazed window, radiator, power point

**Kitchen**

Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, cupboard housing tank and boiler, double glazed door to rear access.

**Bedroom One**

Rear aspect double glazed window, radiator, power point.

**Bedroom Two**

Front aspect double glazed window, radiator, power point.

**Bathroom**



White suite comprising enclosed bath with mixer tap, pedestal wash hand basin, low level w.c, double glazed window.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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