



**The Beeches, Lampton Road, Hounslow, TW3 4DF**  
**£197,500**

A purpose built, first floor apartment is located in a sought after development on Lampton Road. With spacious double aspect living room leading to a contemporary kitchen with built-in appliances, the apartment has a modern bathroom suite and light and airy spacious double bedroom overlooking the communal gardens. Hounslow's High Street, Hounslow Central and Hounslow East tube stations are all within walking distance. The property also benefits from secondary glazing and 'Dimplex' electric heaters. This property is an ideal opportunity for the first time buyer or investment and further benefits from lift access, dedicated parking and well maintained communal gardens. An internal viewing is highly recommended.  
**BUYERS INCENTIVE - The seller will pay 12 months of the current service charge.**

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**Communal Entrance**

Entry phone system, stairs and lift to first floor. Front door to...

**Entrance Hallway**

Laminate flooring, power point, storage cupboard.

**Lounge**



Rear and side aspect secondary glazed windows, Oak effect laminate flooring, Dimplex 2018 Lot 20 compliant heater, power points, through to...

**Kitchen**



1 1/2 bowl single drainer sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, built-in electric hob with cupboard below and extractor above, space for washing machine and fridge/freezer, power points, spotlights, secondary glazed window, laminate flooring.

**Bedroom**



Rear aspect secondary glazed window, Dimplex 2018 Lot 20 compliant heater, laminate flooring, power point.

**Bathroom**

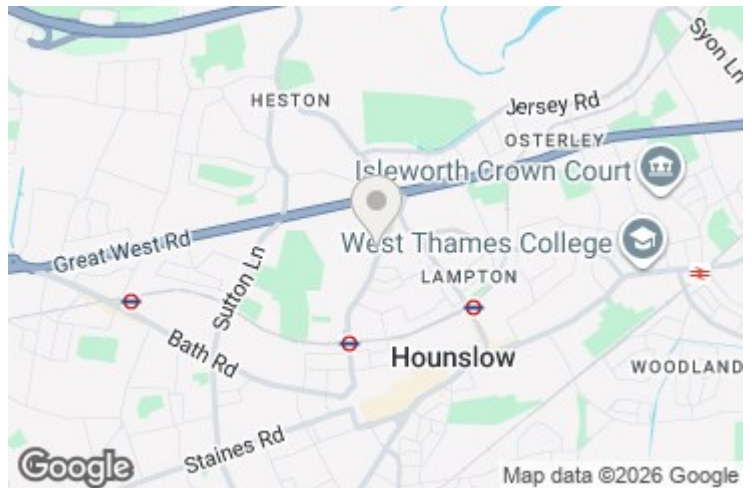


White suite comprising panel enclosed bath with wall mounted shower attachment, pedestal wash hand basin, low level w.c, tiled walls, airing cupboard housing hot water tank.

**Communal Gardens**



Well maintained communal gardens and dedicated parking.



Approximate Gross Internal Area  
43.3 sq m / 466 sq ft

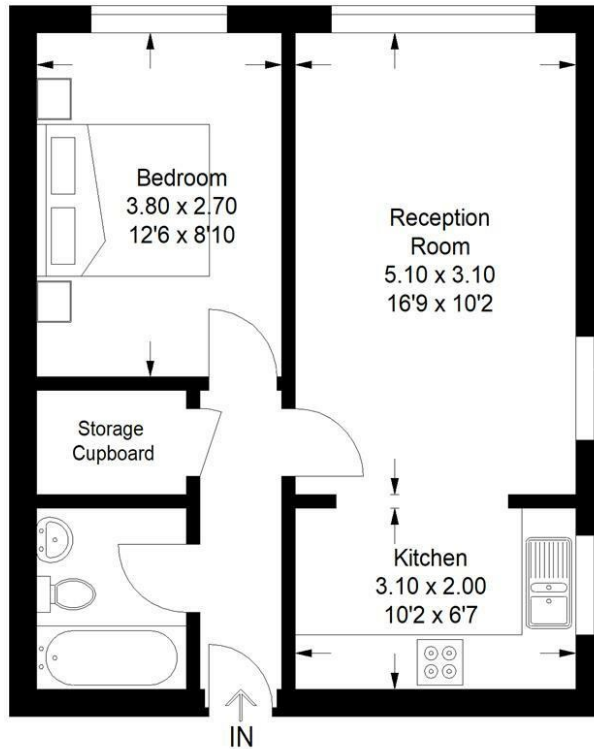
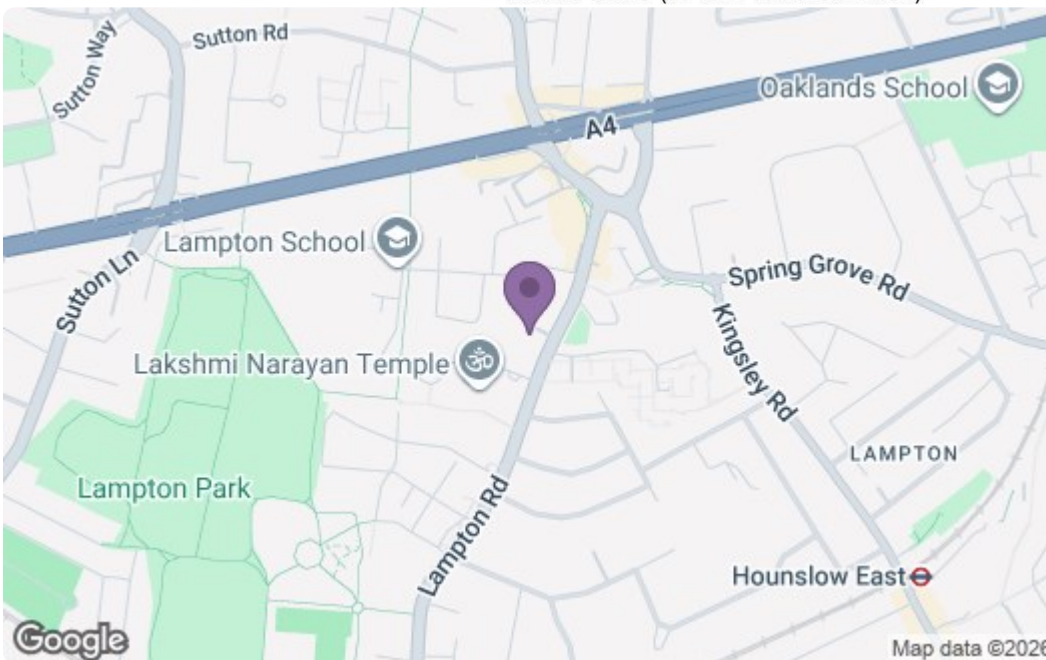


Illustration For Identification Purposes Only.  
Not To Scale (ID498610 / Ref:68209)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(69-80) C			
(55-68) D			
(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		73	75
(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	

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