

Estridge Close, Hounslow, TW3 3RD

£277,500

A two double bedroom split level apartment situated within walking distance to Hounslow town centre, transport links and schools. The accommodation comprises lounge, kitchen/diner, two bedroom and shower room with a separate w/c. The property also benefits from double glazed windows, central heating, entry phone system and communal gardens.

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

Communal Entrance

Entry phone system, stairs to second floor.

Entrance Hallway

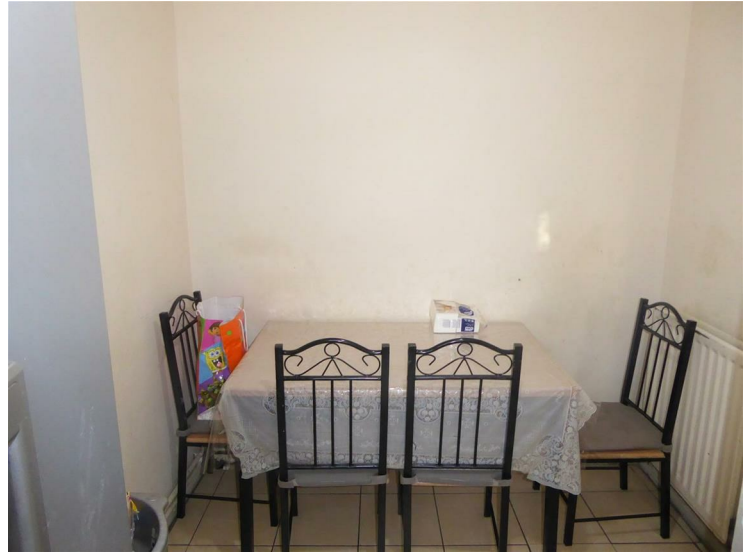
Radiator, entry phone, storage cupboard, stairs to...

Lounge

Double glazed window, radiator, wood effect flooring.

Kitchen/Diner

Single drainers stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, space for cooker, fridge/freezer and washing machine, part tiled walls, double glazed window, wall mounted "Main" boiler.

**Landing**

Radiator, doors to rooms.

Bedroom One

Double glazed window, radiator

Bedroom Two

Double glazed window, radiator.

Shower Room



Enclosed shower cubicle, wash hand basin with vanity unit below, tiled walls and flooring.

Separate W/C

Low level w/c, part tiled walls.

Outside

Communal gardens.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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