



### **The Beeches, Lampton Road, Hounslow, TW3 4DF**

**£220,000**

A one bedroom purpose built second floor apartment situated in this popular Beeches development on Lampton Road and within easy reach of Hounslow Central tube station, Osterley tube station and the Great West Road with access to Heathrow and Central London. The accommodation comprises lounge/kitchen with built-in hob and oven, double bedroom and bathroom. The property also benefits from secondary glazed windows, electric heating, maintained communal gardens, allocated parking, entry phone system, extended lease and is offered for sale with no onward chain.

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**Communal Entrance**

Entry phone, stairs and lift to all floors

**Entrance Hallway**

Entry phone, power point, storage cupboard, doors to rooms.

**Lounge**

Front aspect secondary glazed window, electric heater, laminate flooring, power point, archway to...

**Kitchen**

1 1/2 bowl sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven with extractor hood above, space for washing machine, space for fridge.

**Double Bedroom**

Front aspect secondary glazed window, electric heater.

## Bathroom

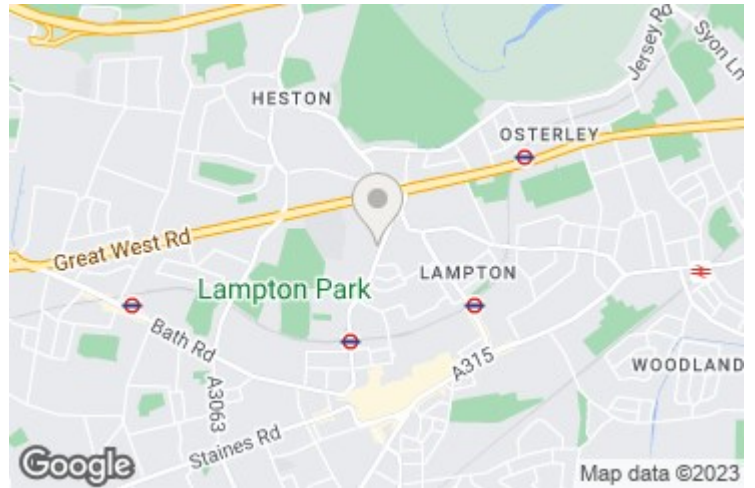


Modern suite comprising panel enclosed bath with mixer tap and wall mounted shower unit, pedestal wash hand basin, low level w/c, part tiled walls, part tiled walls, "Megaflo" system.

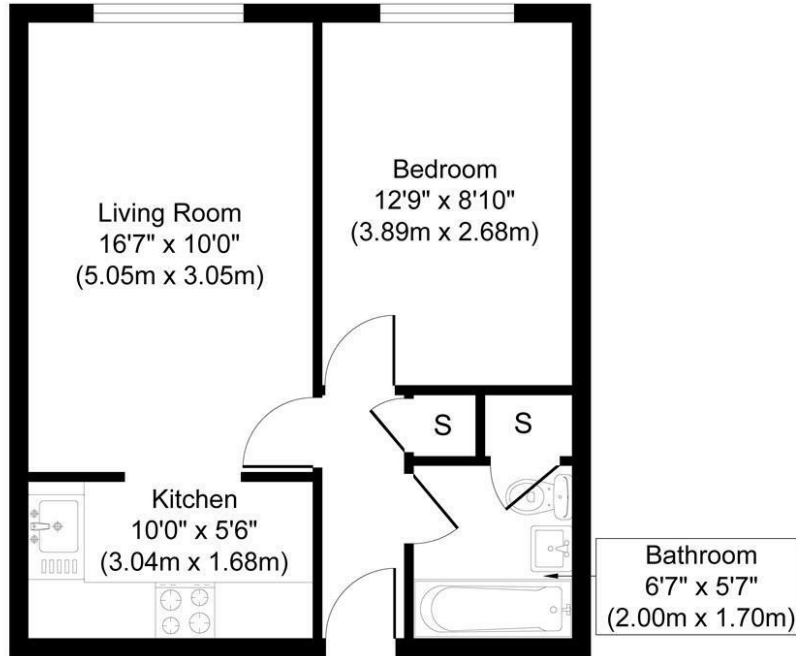
## Outside



Communal gardens and allocated parking space.

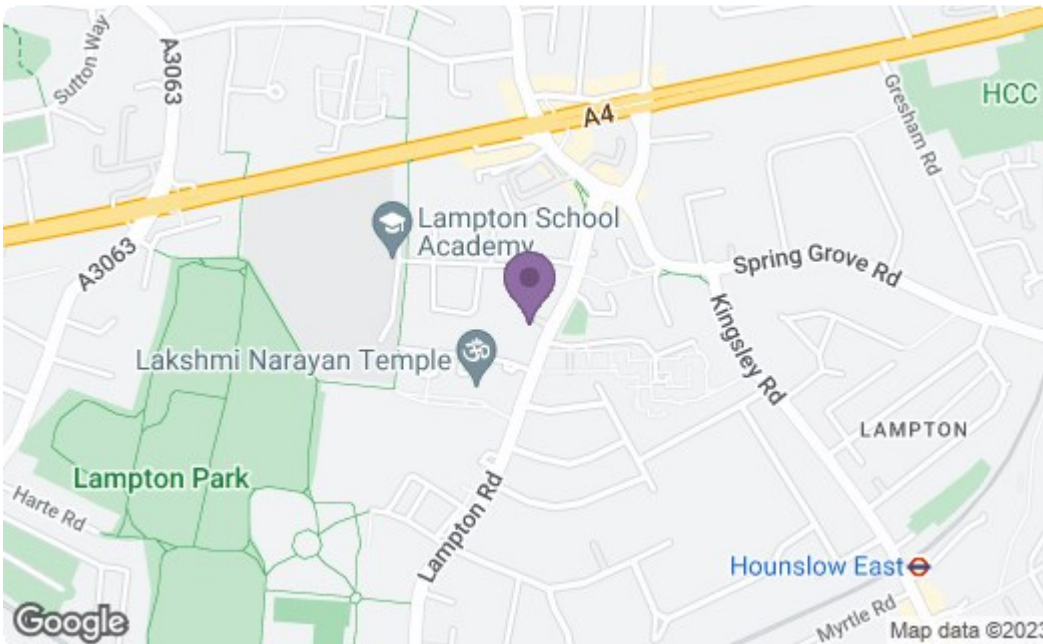


## The Beeches 200 Lampton Road Hounslow Middx TW3



**Approximate Gross Internal Floor Area 414.17 sq. ft / 38.47 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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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>			
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