

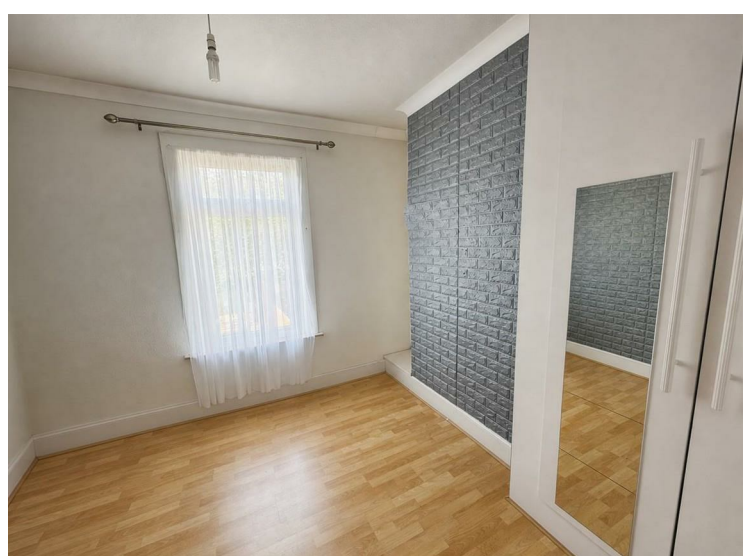
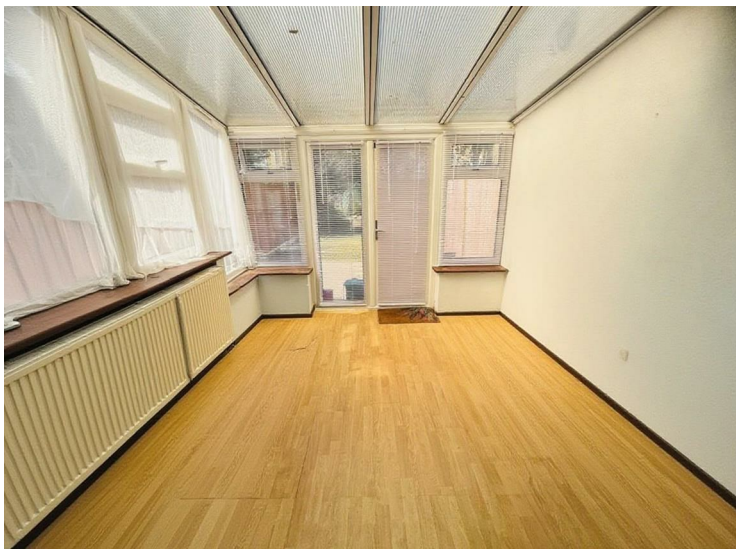
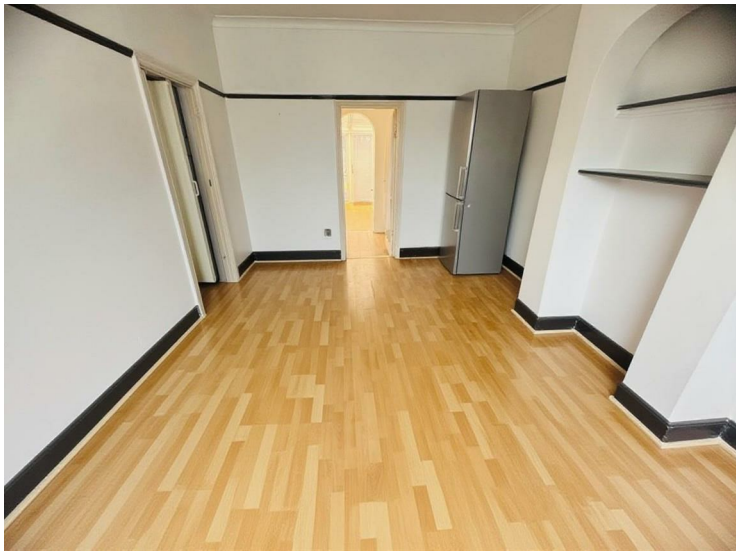
James Street, Hounslow, TW3 1SP

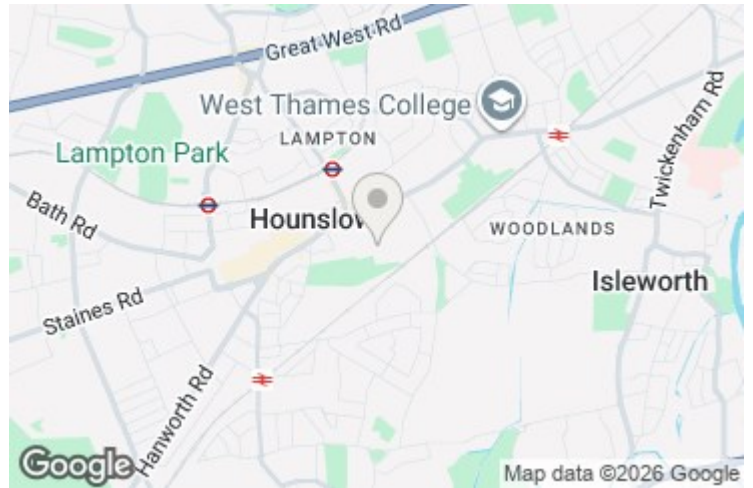
£415,000

A two-bedroom mid-terrace house ideally situated on the borders of Isleworth and within walking distance of Hounslow Town Centre. The property offers convenient access to London Underground via Hounslow East Tube Station, Hounslow Bus Garage, Inwood Park, and a range of local schools are all close by. The accommodation comprises a lounge, kitchen, conservatory, and family bathroom on the ground floor, while the first floor features two bedrooms. Externally, the property benefits from both front and rear gardens. Further benefits include double-glazed windows and gas central heating throughout. An ideal purchase for first-time buyers or a great investment opportunity.

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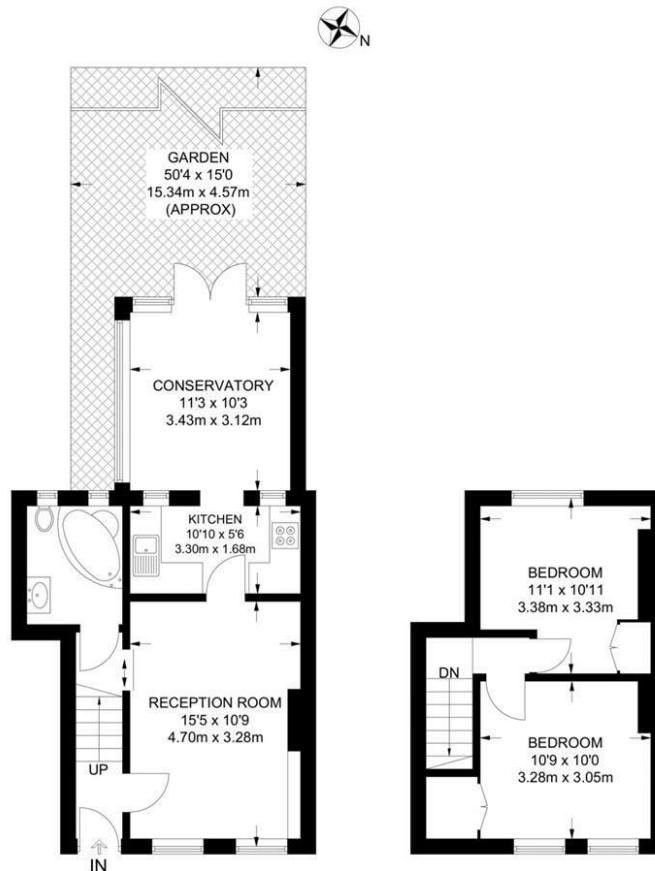
Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075





Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.

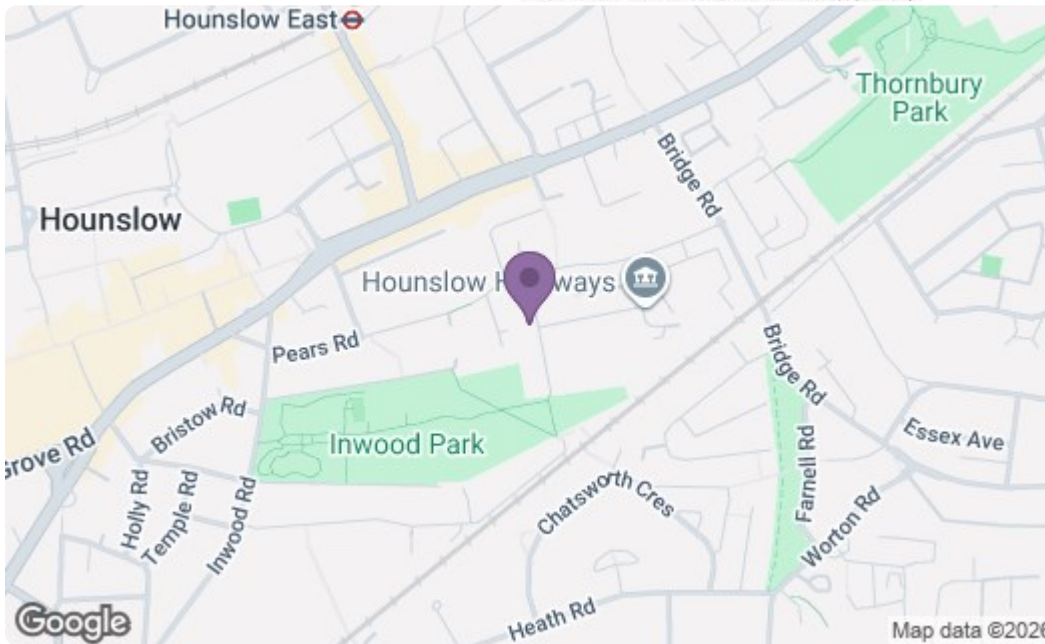


GROUND FLOOR
454 SQ FT / 42.2 SQ M

FIRST FLOOR
272 SQ FT / 25.3 SQ M

APPROXIMATE GROSS INTERNAL AREA
726 SQ FT / 67.5 SQ M

This plan has been drawn for illustrative and identification purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 (CO ₂) 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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