



The Beeches, Lampton Road, Hounslow, TW3 4DF

£199,950

A well presented second floor studio apartment comprising studio room, modern kitchen and modern shower room. Benefits include electric heating, secondary glazed windows, communal garden and allocated parking. Viewings recommended.

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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

Entry phone system, fuse box, leading through to...

Studio Room 20'72 x 11' (6.10m x 3.35m)

Rear aspect secondary glazed window, electric heater, storage cupboard housing hot water tank, carpet, archway through to...

**Kitchen 7'11 x 5'10 (2.41m x 1.78m)**

Modern kitchen with a range of wall and base units, 1 1/2 bowl sink with mixer taps, electric hob with oven below, extractor hood above, space for washing machine and fridge/freezer, power points, tiled flooring, side aspect secondary glazed window.



Shower Room





Corner tiled shower cubicle, hand wash basin in vanity unit, low level w.c, part tiled walls, tiled flooring.

Outside



Communal gardens and allocated parking space.



| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 80 | 83 |
| (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 | | 71 | 74 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
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