



**Aces Court, North Drive, Hounslow, TW3 1AH**

**£319,950**

ANOTHER SALE BY STAMFORDS! A well presented two double bedroom ground floor purpose built apartment benefiting from own private terrace, conveniently located for Hounslow High Street, Hounslow East tube station, local schools and shops. The accommodation comprises open plan lounge leading onto private terrace, modern kitchen, modern bathroom, double glazed windows and central heating. Viewings highly recommended.

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**Communal Entrance**

Entry phone system, front door to...

**Entrance Hallway**

Laminate flooring, radiator, storage cupboard housing electric fuse box, entry phone.

**Lounge**



Rear aspect window and door leading onto private terrace, laminate flooring, radiator.

**Kitchen**



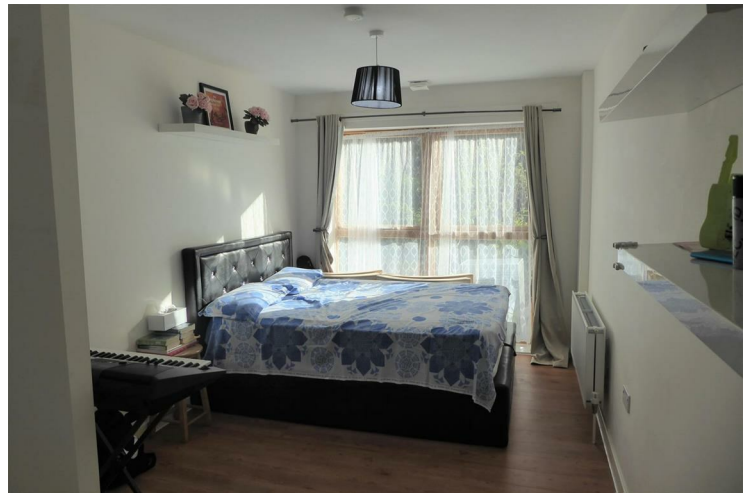
Modern kitchen with a range of wall and base units, single drainer sink with mixer tap and cupboard below, four ring electric hob with oven below and extractor above, space for dishwasher and fridge/freezer, part tiled walls, spotlights.

**Bedroom One**



Rear aspect double glazed window, radiator, laminate flooring, power points.

**Bedroom Two**



Rear aspect double glazed window, radiator, laminate flooring, power points.

**Bathroom**



Panel enclosed bath with mixer tap, shower

attachment and shower screen, hand wash basin, low level w/c, tiled walls, deep storage cupboard housing boiler and space and plumbing for washing machine and further storage.

## Outside

### Private Terrace



Block paved and partially decked with metal railing boundary and gate leading onto communal garden.

### Communal Garden

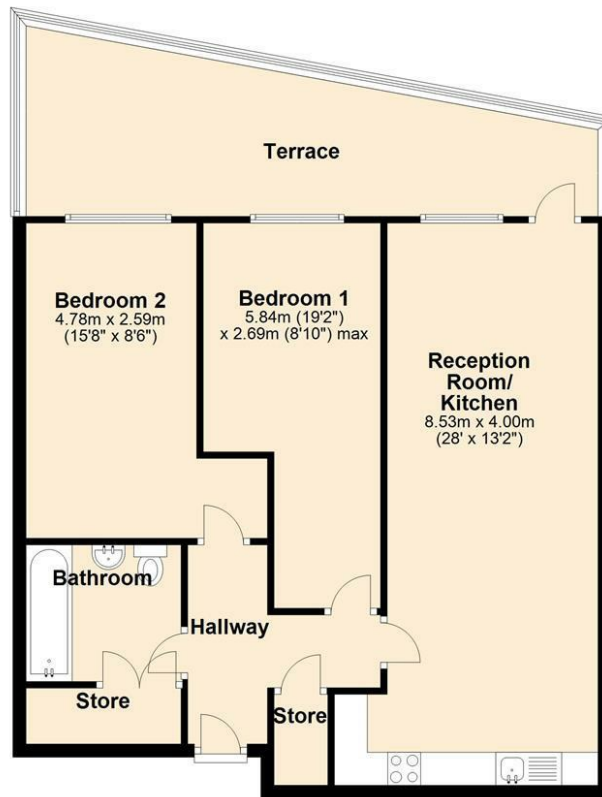


Lawn and shrub areas.



## Ground Floor

Approx. 72.1 sq. metres (776.0 sq. feet)



Total area: approx. 72.1 sq. metres (776.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of door, window, room and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown has not been tested and no guarantee as their operability or efficiency can be given.  
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### Aces Court, North Drive, Hounslow TW3



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		86	86
(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>		87	87
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
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