



### **Hartham Road, Isleworth, TW7 5EZ**

**£245,000**

A one bedroom first floor conversion flat situated in this popular residential cul-de-sac location within easy reach of Isleworth and Syon Lane stations, bus routes and shops. The accommodation comprises lounge, kitchen, bathroom and double bedroom. The property benefits from double glazed windows, central heating and is offered for sale with no onward chain. An ideal first time purchase/investment opportunity, call now for more details.

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**Communal Entrance**

Front door, stairs to...

**First Floor Landing**

Access to loft space, doors to rooms.

**Lounge**



Front aspect double glazed window, radiator, laminate flooring.

**Kitchen**



Single drainer stainless steel sink unit with mixer taps and cupboard below, further wall and floor mounted units, built-in hob and oven below, space for washing machine, wall mounted "Main" combi boiler, front aspect double glazed window.

**Double Bedroom**



Rear aspect double glazed window, radiator, laminate flooring.

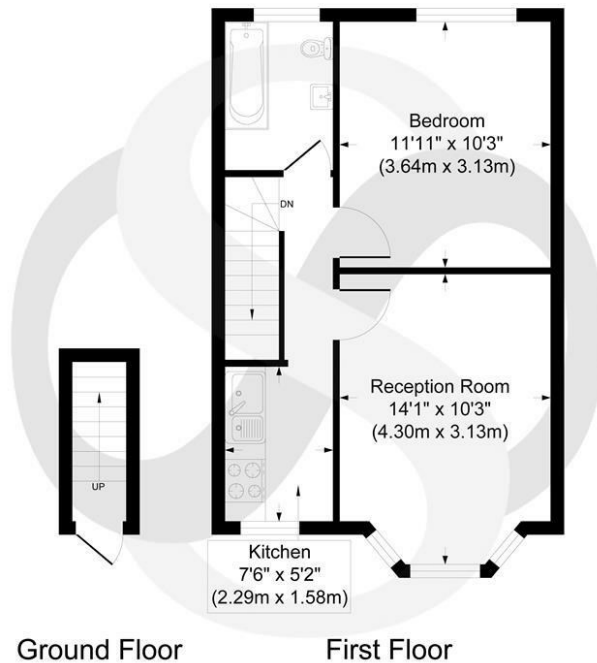
**Bathroom**



White suite comprising panel enclosed bath, pedestal wash hand basin, low level w.c, tiled walls and flooring, rear aspect double glazed window



## Flat, Hartham Rd, Isleworth TW7 5EZ



**Approx. Gross Internal Floor Area 396 sq. ft / 36.84 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) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
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