



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

**£1,600 PCM**

A two bedroom purpose built third floor apartment situated in this ever popular development on Lampton Road with access to Hounslow Central tube station, Hounslow town centre, local shops and further transport links. The accommodation comprises entrance hallway, bright spacious lounge, modern fitted kitchen, modern bathroom suite and two bedrooms, outside communal gardens and allocated parking. benefits include secondary glazed windows, electric heating and entry phone system. The property is offered on an unfurnished basis and is available immediately.

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### Communal Entrance

Entry phone system, stairs to third floor.

### Entrance Hallway

Entry phone, laminate flooring, storage cupboard, further cupboard housing water tank, power point, doors to rooms.

### Lounge



Secondary glazed window, Dimplex storage heater, power points, laminate flooring, archway to...



### Refitted Modern Kitchen



Single drainer sink with mixer tap and cupboard below, further wall and floor mounted units, built-in hob with cooker hood above and oven below, space for washing machine and fridge, part tiled walls, secondary glazed window.

### Bedroom One



Secondary glazed window, laminate flooring, Dimplex heater, power point.

## Bedroom Two



Secondary glazed window, laminate flooring, power point.

## Bathroom

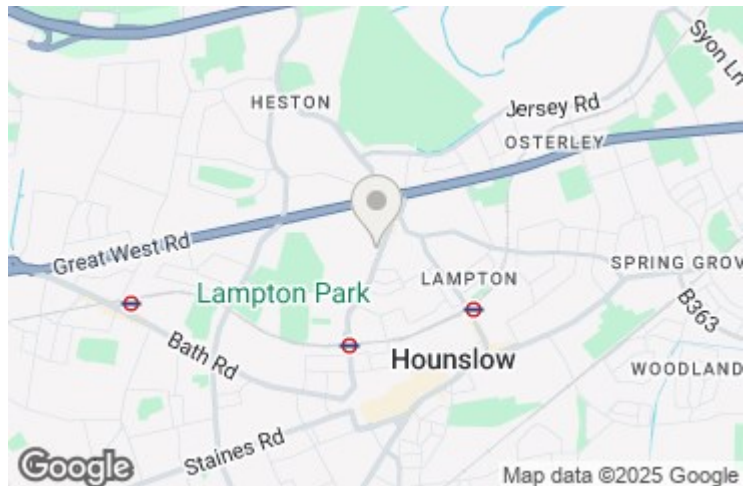


Modern white suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level w/c, part tiled walls, secondary glazed window.

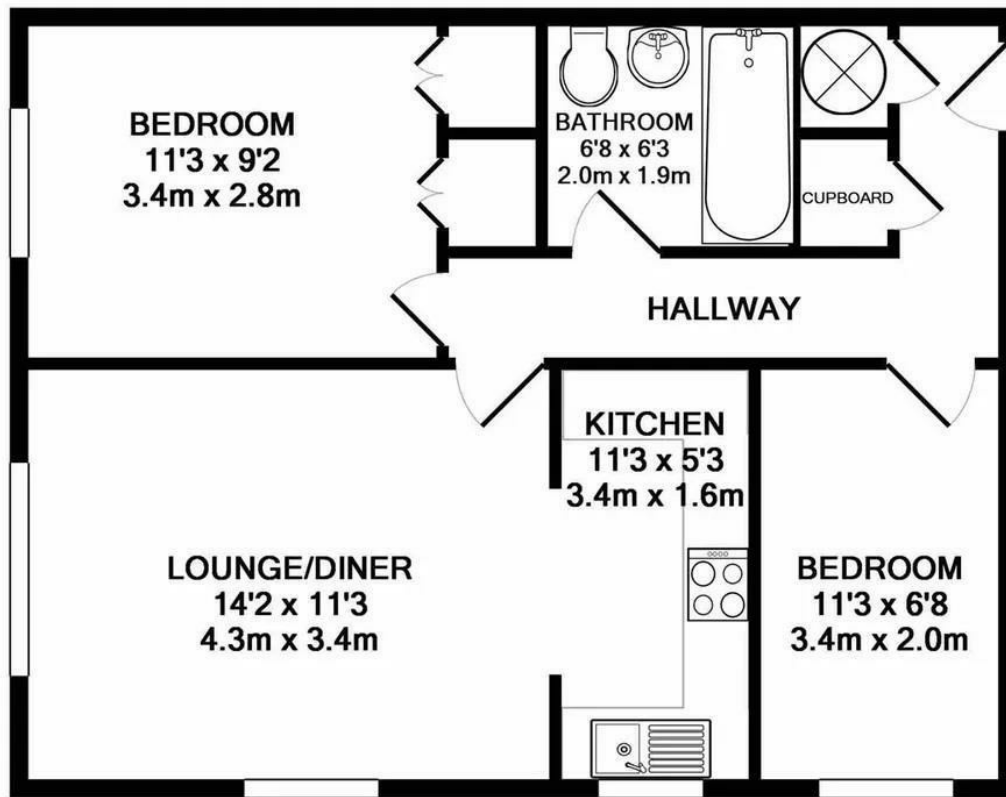
## Outside



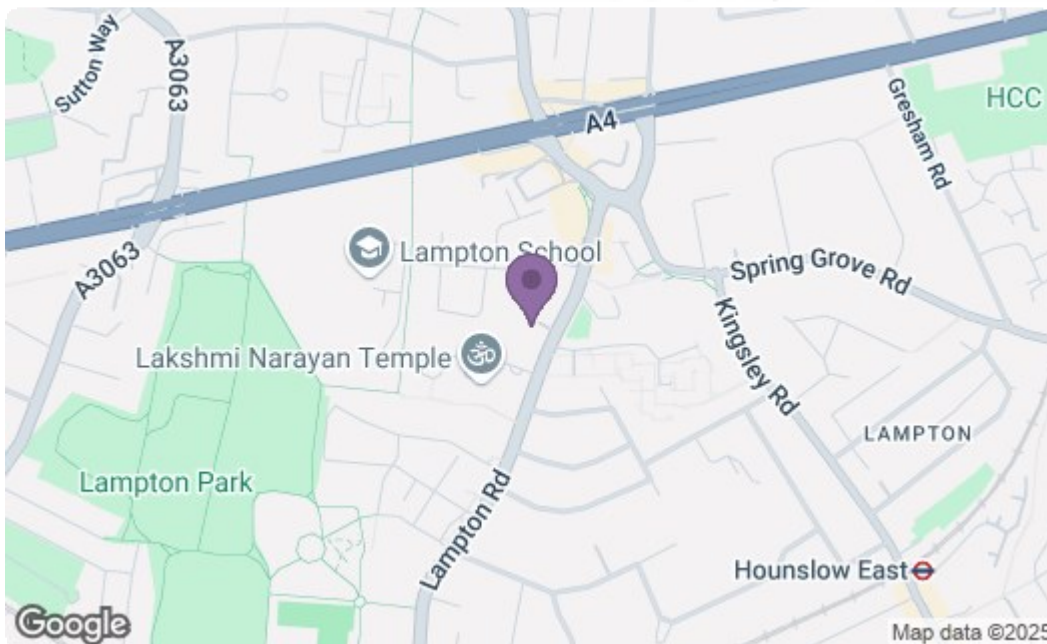
Communal gardens and allocated parking.







TOTAL APPROX. FLOOR AREA 535 SQ.FT. (49.7 SQ.M.)



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>		
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