



## **Vicarage Farm Road, Hounslow, TW3 4NW**

### **Guide Price £225,000**

A newly converted and tastefully refurbished one bedroom first floor apartment. The property is situated within minutes walk from Hounslow West tube station, local shops and restaurants, easy access to Heathrow Airport, M4 motorway and the A4 to Central London. The accommodation comprises open plan lounge/kitchen with modern fitted units, hob and oven, bedroom and modern shower room. The property also benefits from double glazed windows, electric heating, private garden area, private parking and 125 year lease. An ideal first time purchase or investment opportunity.

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

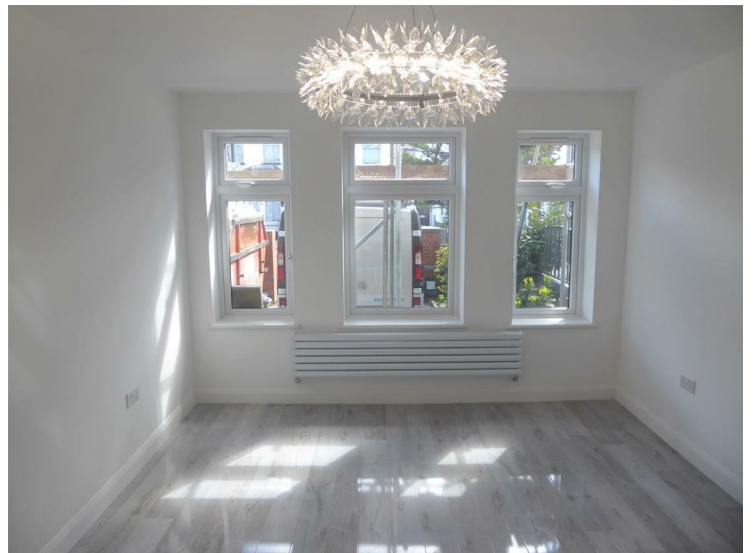
**Lounge**



**Kitchen**



**Bedroom**

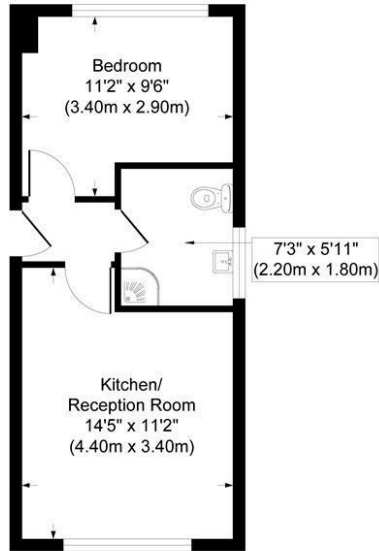




### Shower Room



## Vicarage Farm Rd, Hounslow TW3 4NW



**First Floor**  
**Approximate Floor Area**  
**313.44 sq. ft**  
**(29.12 sq.m)**

**Approx. Gross Internal Floor Area 313.44 sq. ft / 29.12 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale  
 Produced by Instagram: RJORA.PHOTOGRAPHY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			70
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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