



## **Aldington House, Frazer Nash Close, Isleworth, TW7 5FP**

**£325,000**

ANOTHER SALE BY STAMFORDS! A modern and larger than average ground floor recently built one bedroom ground floor apartment boasting spacious and bright living accommodation. The property comprises an airy lounge with access to a private terrace, modern fitted kitchen with built-in appliances, double bedroom with built-in wardrobes and modern bathroom suite. The property also benefits from double glazed windows, heating, private terrace and is offered for sale in stunning condition and no onward chain. An internal viewing is strongly recommended.

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**Communal Entrance**

Entry phone system.

**Entrance Hallway**

Entry phone, laminate flooring, cupboard housing electric fuse box, further storage cupboard with space for washing machine and housing boiler system, doors to rooms.

**Lounge/Kitchen**

Single bowl sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob oven and microwave, integrated dishwasher and fridge/freezer, spotlights, door to...

**Lounge**

Side aspect double glazed window, further double glazed window and door to private terrace.

**Double Bedroom**

Double glazed window, built-in wardrobes with mirror front sliding doors, power point.

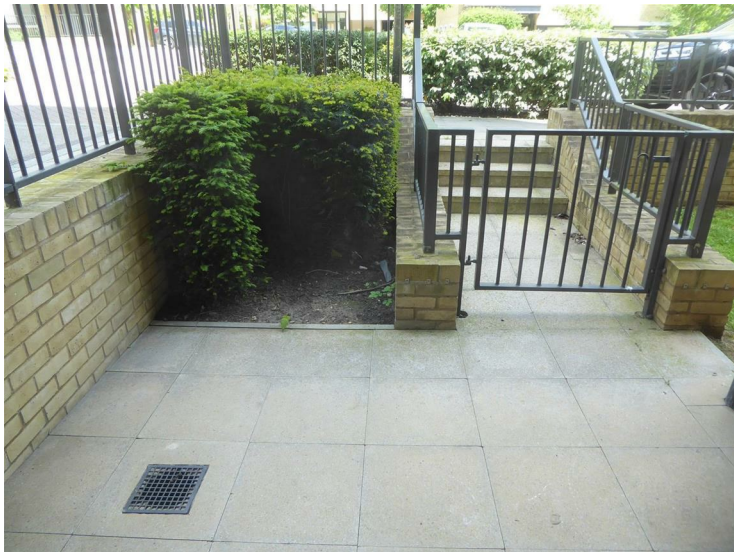


### Modern Bathroom



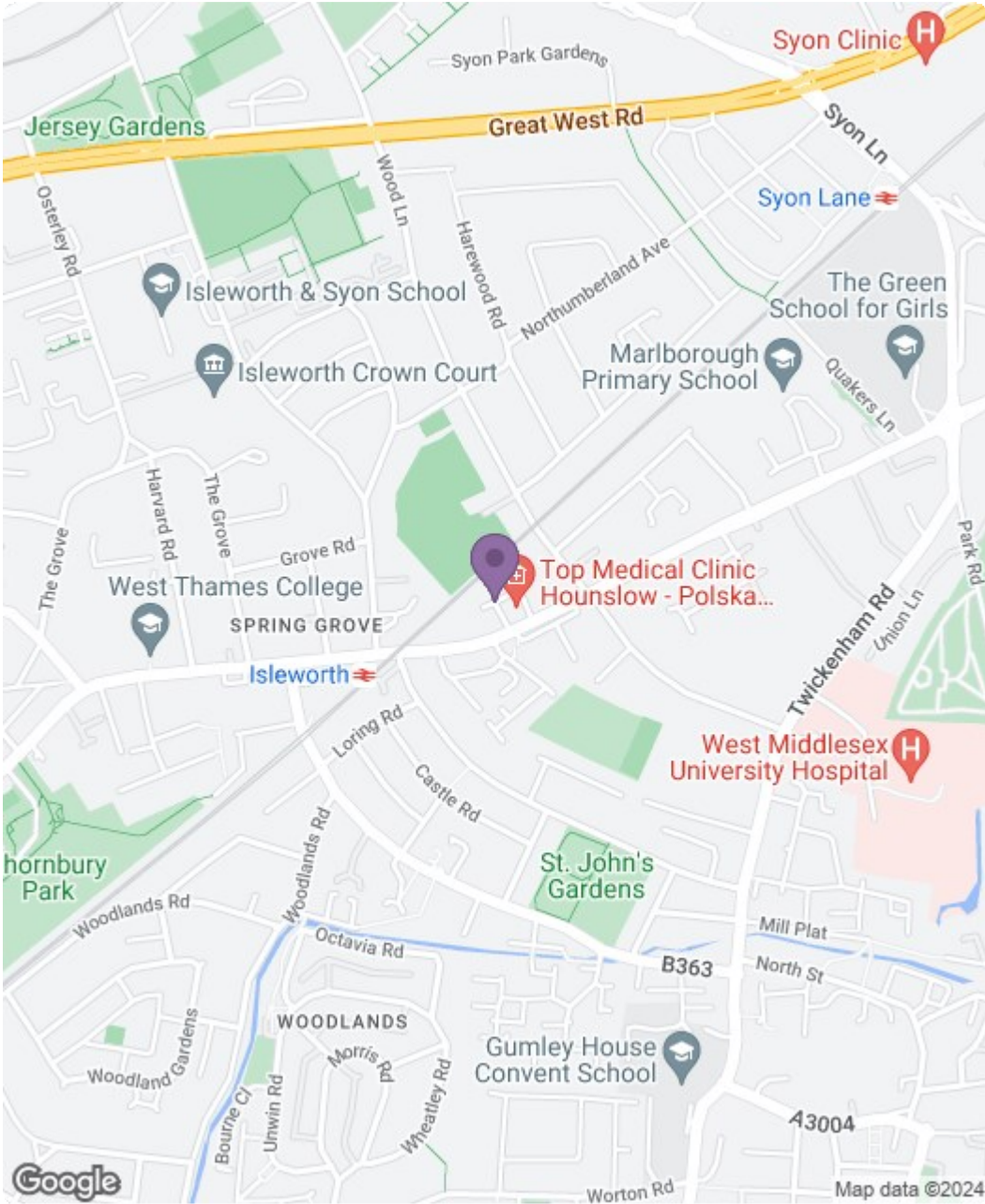
Modern white suite comprising tiled enclosed bath with mixer tap, wash hand basin with mixer tap, low level w/c, part tiled walls, heated towel rail.

### Private Terrace



Paved patio area and gate to front.





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  | 83                      | 83        |
| (69-80) C   |  |                         |           |
| (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   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
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