



**Lancaster Place, Great South West Road, Hounslow, TW4 7NE**

**£285,000**

A two bedroom purpose built ground floor maisonette situated in this ever popular Lancaster Place development situated just off the Great South West Road with easy access to Heathrow Airport, A4 to London and M4 motorway, local shops, Hounslow West tube station and shopping centre are also close by. The accommodation comprises lounge, kitchen, two generous sized bedrooms and shower room. The property benefits from front garden and private rear garden, garage in nearby block with secure gated access, double glazed windows and central heating.

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### Entrance Hallway

Radiator, storage cupboard housing meters, doors to rooms.

### Lounge



Rear aspect double glazed window and door to garden, gas fire, power point.

### Kitchen



Double bowl single drainer stainless steel sink unit with mixer tap and cupboard below, further range of floor and wall mounted units, space for cooker and fridge/freezer, part tiled walls, side aspect double glazed window, cupboard housing tank, double glazed door to garden.

### Bedroom One

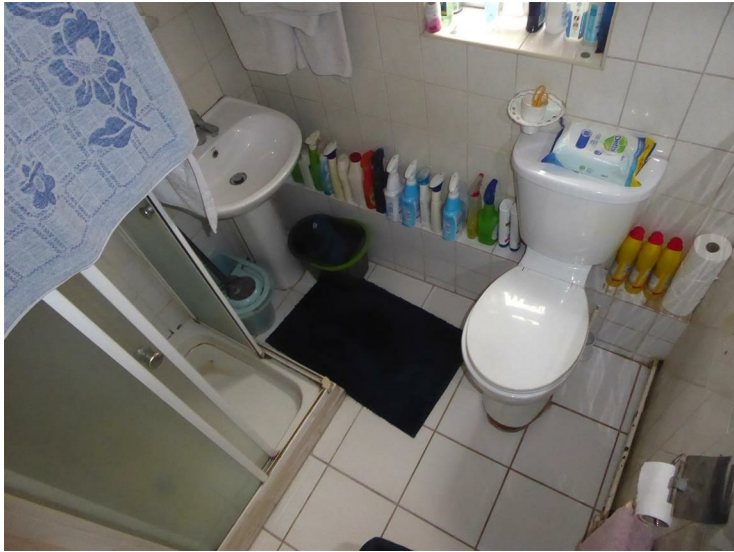


Front aspect double and secondary glazed window, radiator, power point.

### Bedroom Two



Front aspect double and secondary glazed window, radiator, power point.

**Shower Room**

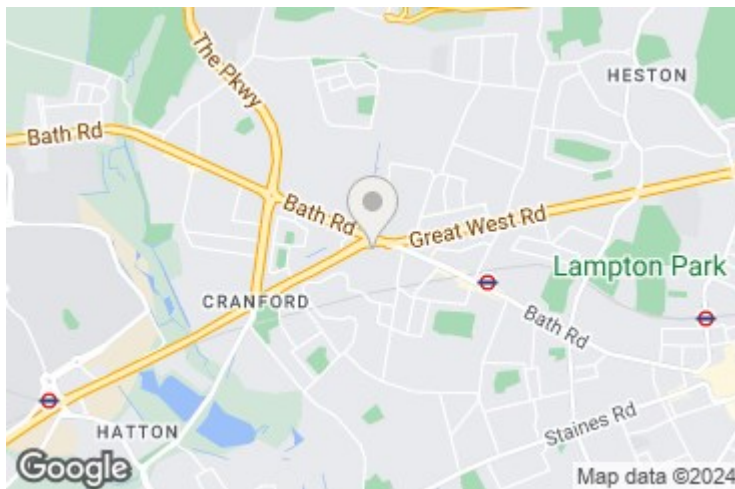
Tiled enclosed shower cubicle, wash hand basin, low level w/c, tiled walls, radiator.

**Outside****Rear Garden**

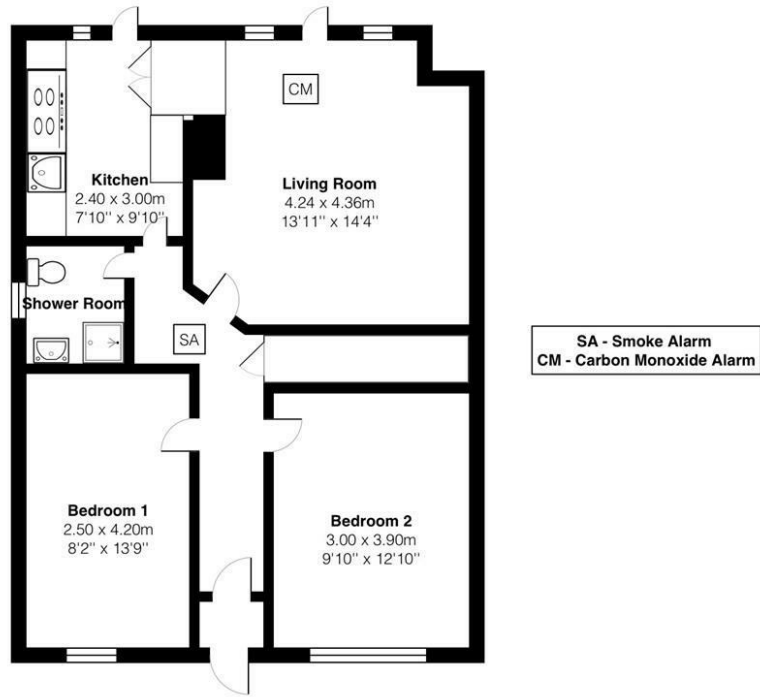
Paved patio area with shrub borders, rest laid to lawn, greenhouse, side access.

**Garage**

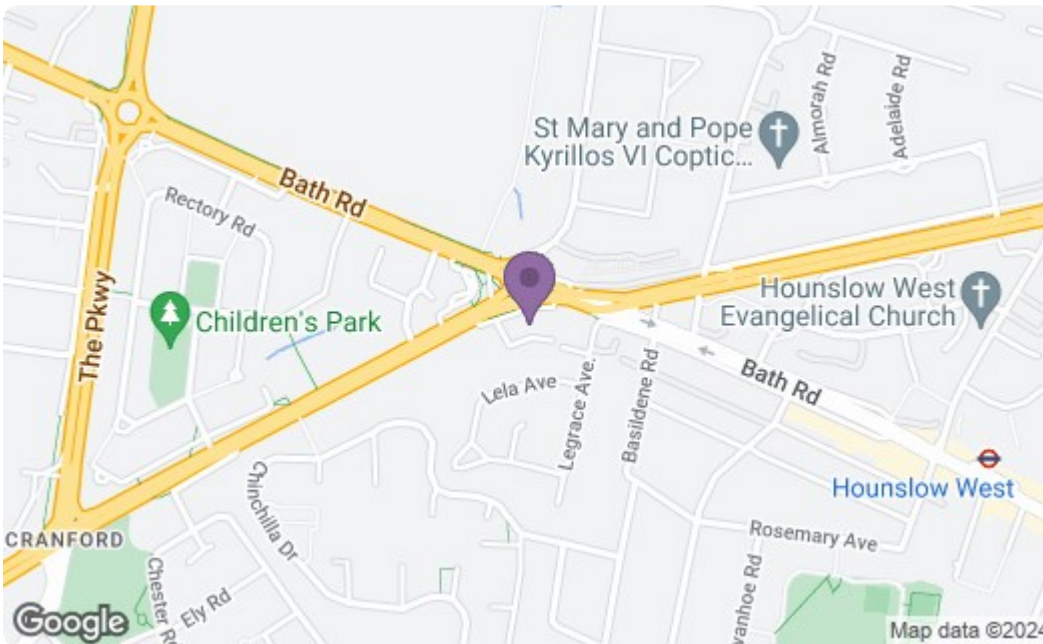
Located in nearby block, secure gated entrance.



1 Lancaster Place TW4 7NE



Total Area: 62.8 m<sup>2</sup> ... 676 ft<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	72
(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			
(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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