

## **8 Grafton Close, Hounslow, London TW4 5NQ**



**Asking Price £259,950 Leasehold**



**A BRIGHT AND SPACIOUS GROUND FLOOR ONE DOUBLE BEDROOM PURPOSE BUILT APARTMENT IDEALLY SITUATED IN THIS POPULAR LOCATION ON THE WHITTON/HOUNSLOW BORDERS WITHIN THE RICHMOND BOROUGH OFFERED FOR SALE WITH THE BENEFIT OF NO ONWARD CHAIN.**

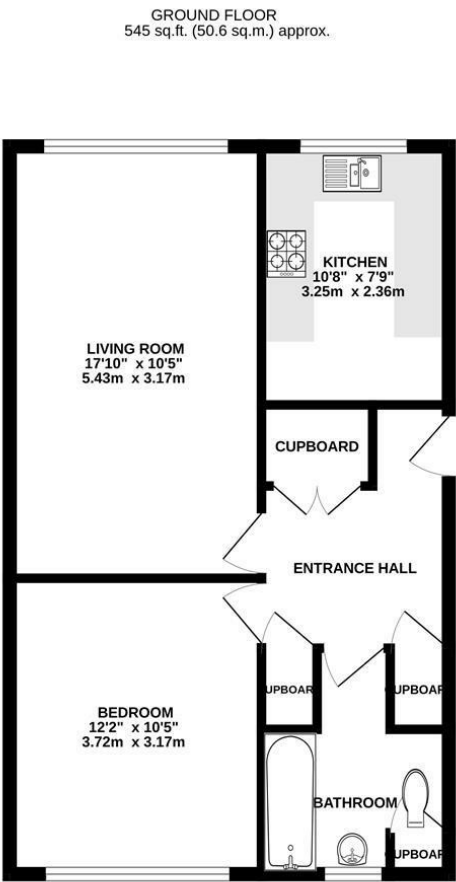
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FOR SALE:

THE BRIGHT AND SPACIOUS ACCOMMODATION FEATURES A LARGE LIVING ROOM, A SEPARATE COMPREHENSIVELY FITTED KITCHEN, GENEROUS SIZED DOUBLE BEDROOM AND BATHROOM/WC WITH WHITE SUITE. There is ample storage with three cupboards in the entrance hall and external secure storage shed. Benefits include an entryphone system, gas central heating and double glazing. There is also the added advantage of no onward chain.

LOCATION:

Grafton Close is ideally situated on the Whitton/Hounslow borders having adjacent bus routes on the Hanworth Road providing direct access to Hounslow town centre with its comprehensive shopping, leisure facilities and tube and rail links. Both Whitton and Twickenham are also close to hand.



TOTAL FLOOR AREA: 545 sq.ft. (50.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.