



**The Beeches, 200 Lampton Road, Hounslow, TW3 4DF**

**Offers Over £210,000**

A well presented one bedroom third floor flat situated in this popular development with access to Hounslow Town Centre, Hounslow Central Tube Station and further transport links. The accommodation comprises lounge, modern kitchen and bathroom. Benefits includes secondary glazed windows, electric heating, allocated parking space and communal gardens. Viewings recommended.

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**Communal Entrance**

Door with entry phone, stairs to third floor.

**Entrance Hallway**

Wood flooring, doors to...

**Lounge**

Front aspect secondary glazed window, electric heater, wood flooring, leading through to...

**Kitchen**

Modern kitchen with a range of wall and base units, single drainer sink with mixer tap, 4 ring electric hob with electric oven below and extractor above, part tiled walls, space for fridge/freezer and washing machine, tiled flooring, front aspect secondary glazed window,

**Bedroom**

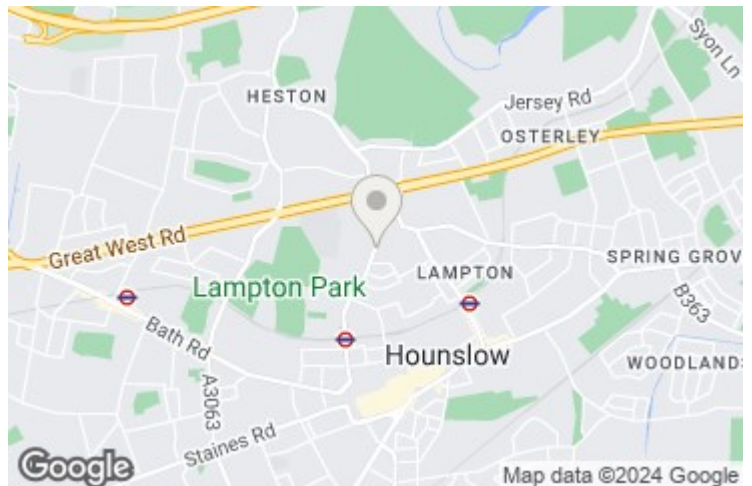
Front aspect secondary glazed window, electric heater, fitted wardrobe, airing cupboard housing hot water tank.

**Bathroom**

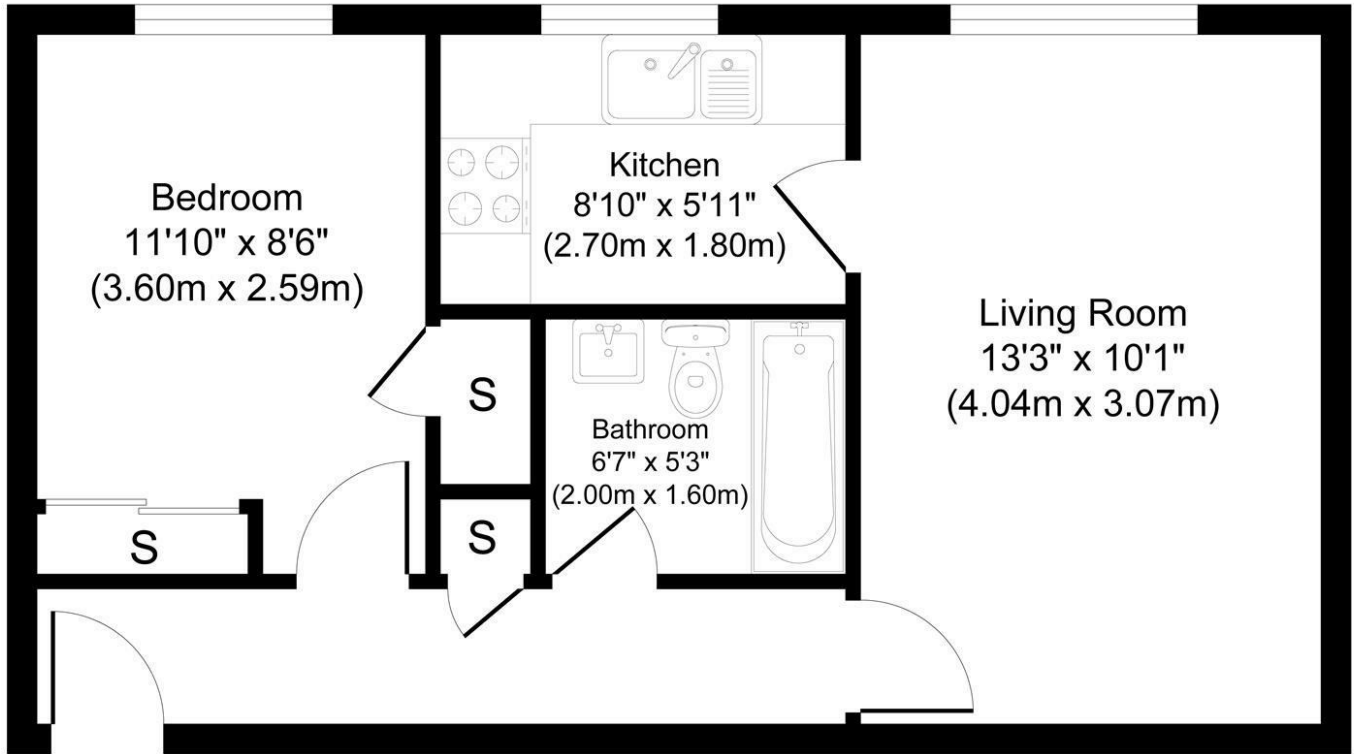
Panel enclosed bath with shower, hand wash basin, low level w/c, extractor fan, tiled flooring

**Outside**

Communal gardens and allocated parking space.

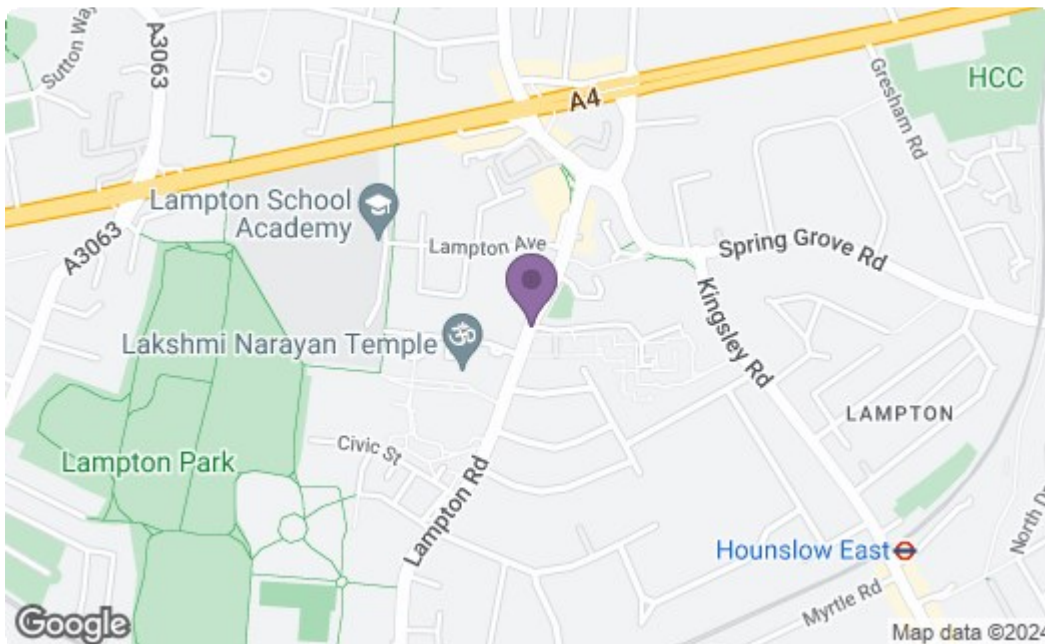


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**Approximate Gross Internal Floor Area 423.77 sq. ft / 39.37 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	81
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			
England & Wales		64	71
EU Directive 2002/91/EC			

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