

Denestock House, Bell Road, Hounslow, TW3 3NX

£225,000

A one bedroom first floor purpose-built apartment situated in the heart of Hounslow within walking distance to Hounslow town centre and transport links, including Hounslow overground station, Hounslow Central and Hounslow East tube which are all within easy reach. The accommodation comprises lounge with private balcony, open plan fitted modern kitchen with integrated appliances, modern bathroom, double bedroom with built-in wardrobe. The property benefits from underfloor heating, double glazed windows and secure entry phone system. Internal viewing is strongly recommended. An ideal first time buy or investment purchase.

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

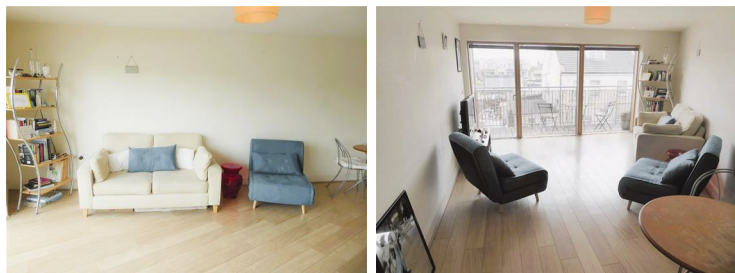
Communal Entrance

Entry phone system, stairs to first floor.

Entrance Hallway

Deep storage cupboard housing boiler and space and plumbing for washing machine, wooden flooring, doors to rooms.

Open Plan Lounge/Kitchen



Double glazed window, wooden flooring, door to private balcony

Kitchen Area



1 1/2 bowl single drainer stainless steel sink unit with mixer tap and cupboard below, further base level units, built-in hob, oven and extractor, integrated 1/2 dishwasher, fridge and freezer, tiled flooring.

Bedroom



Rear aspect double glazed windows, fitted wardrobes with hanging and shelving space, carpet.

Bathroom



Modern white suite comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin, low level w.c, par tiled walls, tiled flooring.

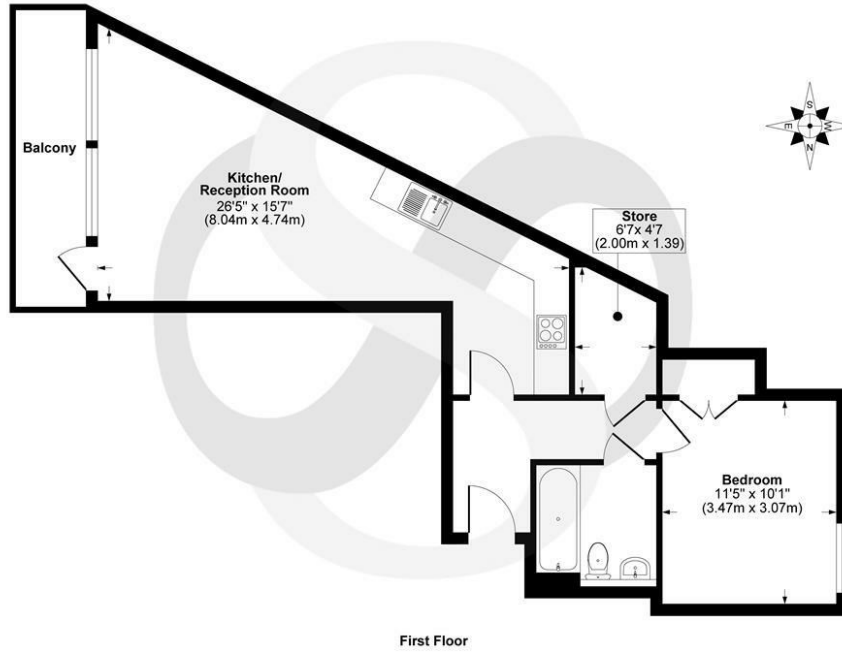
Outside



Private balcony and communal decked garden.



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Approx. Gross Internal Floor Area 536 sq. ft / 49.85 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
TRUINTERIORPHOTO.COM



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 86 | 87 |
| (69-80) C | | | |
| (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 | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | 89 | 90 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
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