



## Lampton Road, Hounslow, TW3 4DF

**Offers Over £265,000**

A two bedroom purpose built third floor apartment situated in this ever popular development on Lampton Road with access to Hounslow Central tube station, Hounslow town centre, local shops and further transport links. The accommodation comprises entrance hallway, bright spacious lounge, modern fitted kitchen, modern bathroom suite and two bedrooms, outside communal gardens and allocated parking. The property also benefits from secondary glazed windows, electric heating and entry phone system. Offered for sale with vacant possession and priced to sell.

A partner of  
*The Guild Of Professional Estate Agents*  
with a network of over 700 independent estate agents

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

**Communal Entrance**

Entry phone system, stairs to third floor.

**Entrance Hallway**

Entry phone, laminate flooring, storage cupboard, further cupboard housing water tank, power point, doors to rooms.

**Lounge**

Secondary glazed window, Dimplex storage heater, power points, laminate flooring, archway to...

**Refitted Modern Kitchen**

Single drainer sink with mixer tap and cupboard below, further wall and floor mounted units, built-in hob with cooker hood above and oven below, space for washing machine and fridge, part tiled walls, secondary glazed window.

**Bedroom One**

Secondary glazed window, laminate flooring, Dimplex heater, power point.

**Bedroom Two**



Secondary glazed window, laminate flooring, power point.

**Outside**

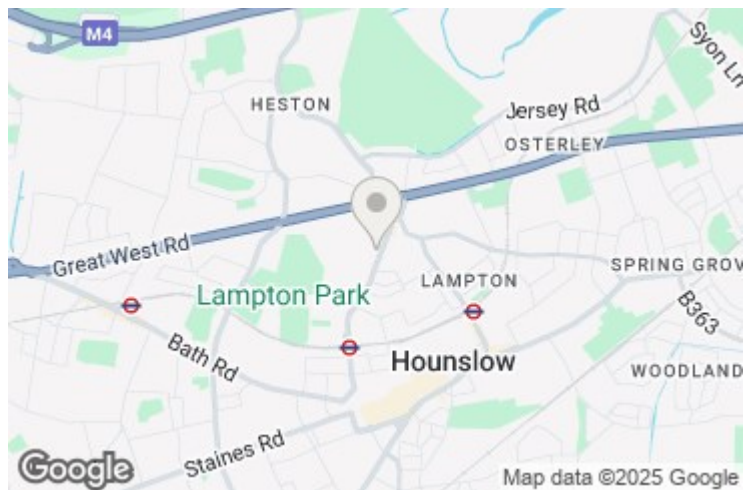


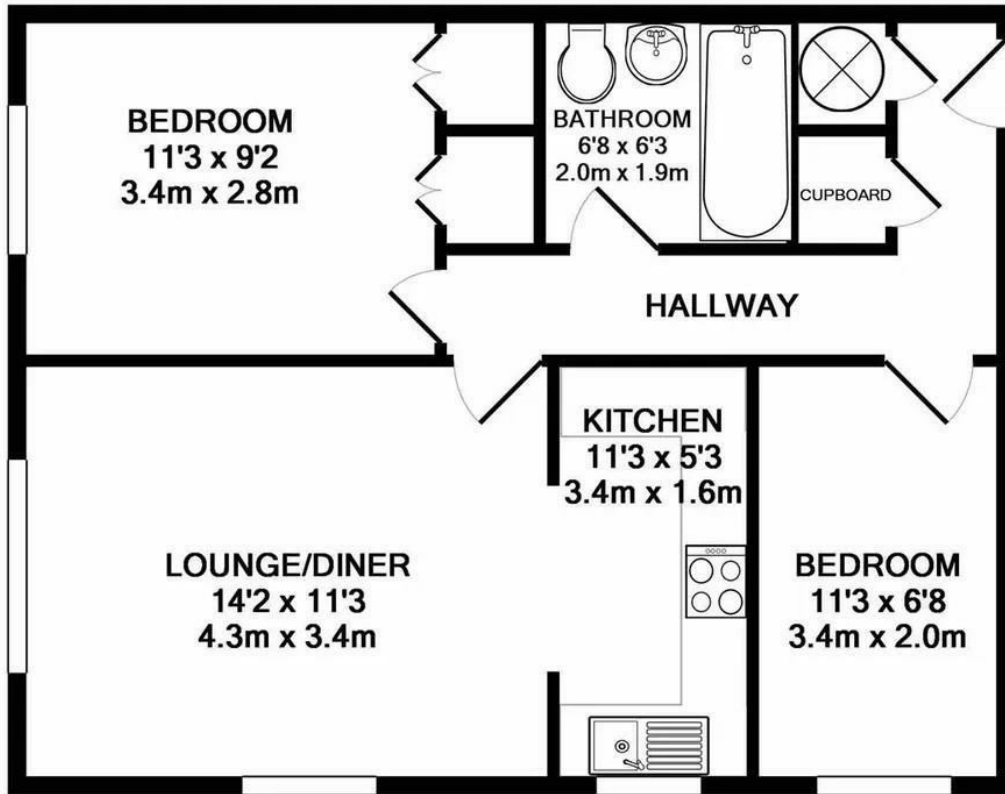
Communal gardens and allocated parking.

**Bathroom**

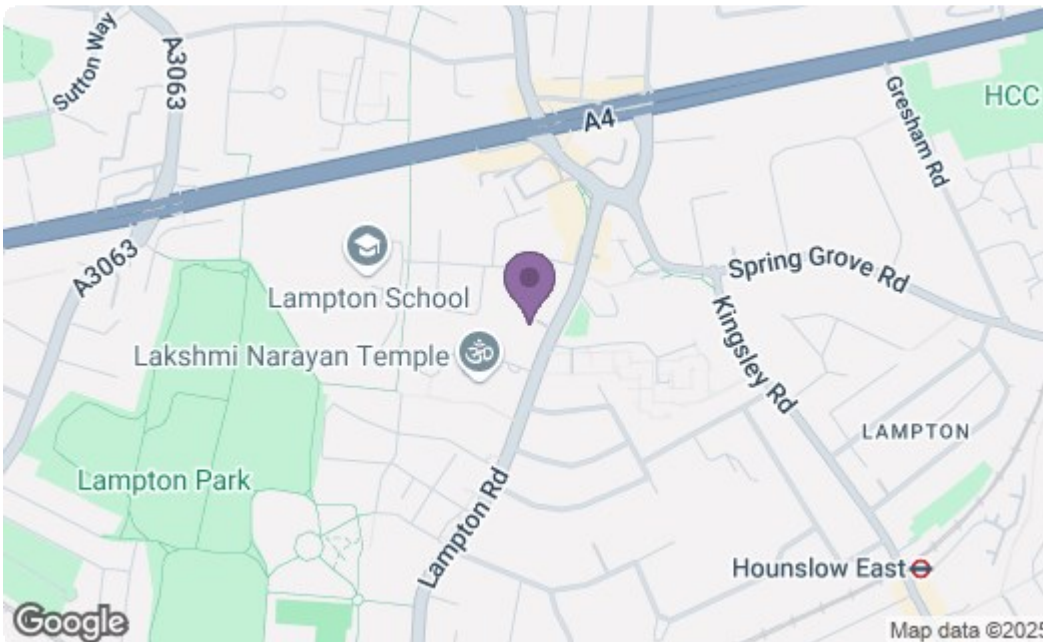


Modern white suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level w/c, part tiled walls, secondary glazed window.





TOTAL APPROX. FLOOR AREA 535 SQ.FT. (49.7 SQ.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

A partner of  
**The Guild Of Professional Estate Agents**  
 with a network of over 700 independent estate agents

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