



The Beeches, Lampton Road, Hounslow, TW3 4DF

Welcome to

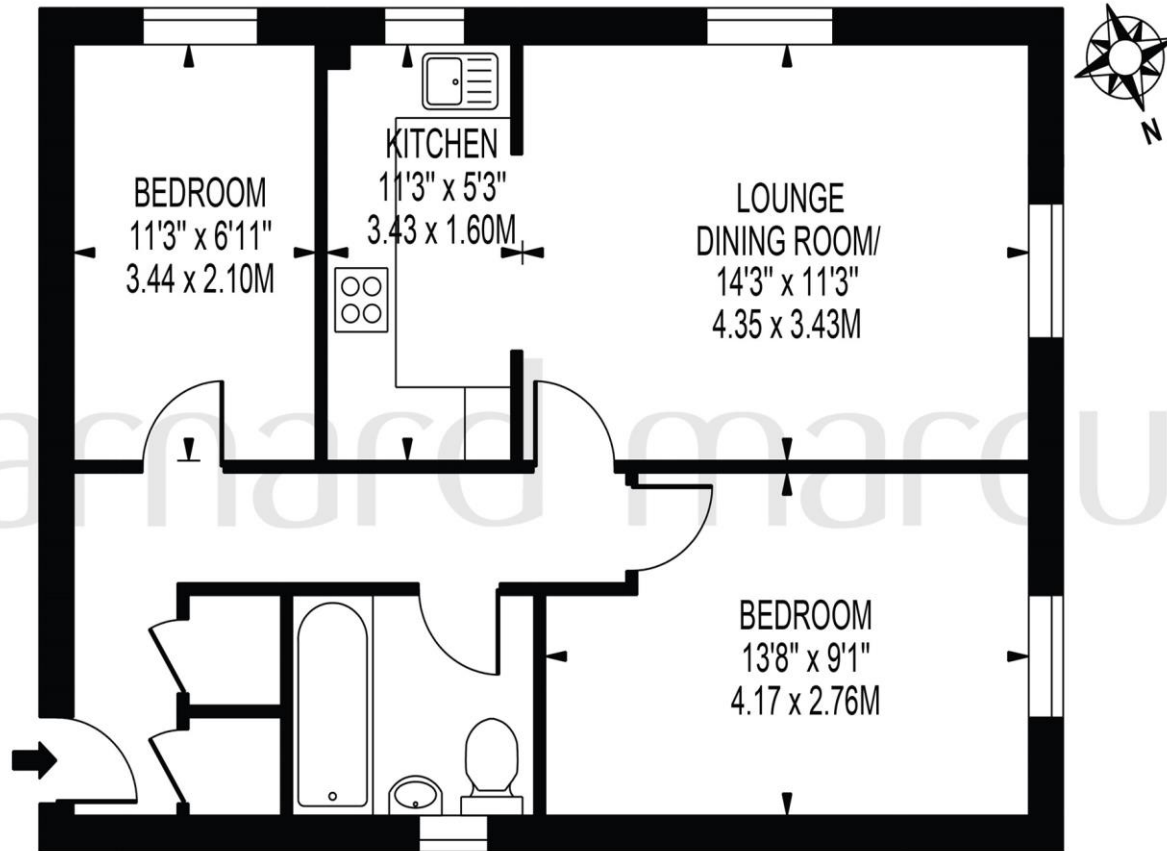
The Beeches, Lampton Road, Hounslow

The property is situated in this desirable development on Lampton Road. This is an ideal location with easy access to the various amenities of Hounslow town centre with its bustling high street. Here you will find an array of shops, supermarkets and restaurants. Hounslow Central tube station is also situated nearby which runs on the Picadilly line with travel into London made easy. The property itself comprises an entrance hallway, spacious reception room, fitted kitchen, family bathroom suite and two well-proportioned bedrooms. Externally the property benefits from well-maintained communal gardens and allocated parking. The property also benefits from electric heating and secure entry phone system. This property appeals to an array of buyers and would be the ideal starter property for those looking to get on to the property ladder.



THE BEECHES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 563 SQ FT - 52.29 SQ M



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Welcome to

The Beeches, Lampton Road, Hounslow

- TWO BEDROOMS
- PURPOSE BUILT THIRD FLOOR APARTMENT
- ALLOCATED PARKING
- COMMUNAL GARDENS
- INVESTMENT OPPORTUNITY

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2740.00

Ground Rent: 318.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL112751



Property Ref:

FEL112751 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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