

200 Lampton Road

Hounslow • Middlesex • TW3 4DF

Offers In Excess Of: £270,000



coopers
est 1986

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A two bedroom second floor apartment situated in a sought after development on Lampton Road, one of Hounslow's most sought after locations, offering easy access to Hounslow High Street with its popular shopping centre and highly regarded schools. Whilst Hounslow Central's Piccadilly line train station is a 5 minute walk away and will take you to central London within 35 minutes. This property comprises entrance hall, 17ft living room and 9ft kitchen, 11ft master bedroom, 11ft second bedroom and family bathroom. Outside there is well kept communal gardens and allocated parking.

Two bedroom apartment

Second floor

Convenient location

17ft Living room

9ft kitchen

11ft master bedroom

11ft second bedroom

No onward chain

Great transport links

Allocated parking space

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

A spacious and well presented two bedroom second floor apartment situated just off Lampton Road within walking distance to a number of local amenities. This property comprises entrance hall, 17ft living room and 9ft kitchen, 11ft master bedroom, 11ft second bedroom and family bathroom.

Location

The Beeches, Lampton Road is one of Hounslow's most sought after locations, offering easy access to Hounslow High Street with its popular shopping centre and highly regarded schools. Whilst Hounslow Central's Piccadilly line train station is a 5 minute walk away and will take you to central London within 35 minutes.

Outside

This property has a well maintained communal garden that is mainly laid to lawn and allocated parking.





Schools:

Lampton Academy 0.2 miles
Oaklands School 0.5 miles
St Marks Catholic School 0.7 miles



Train:

Hounslow Central Station 0.4 miles
Hounslow East Station 0.4 miles
Osterley Station 0.6 miles



Car:

M4, A40, M25, M40



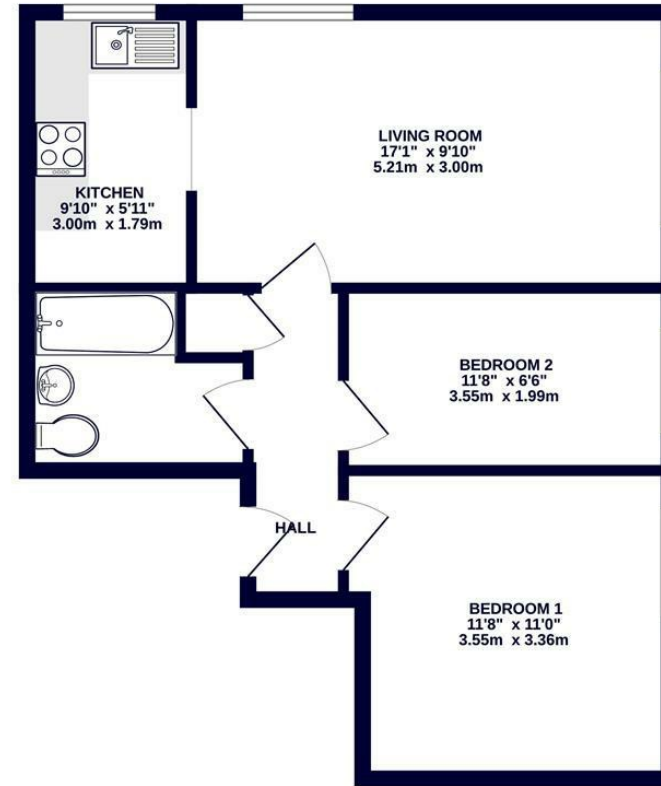
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 515 sq.ft. (47.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 by 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	Target
Very energy efficient - lower running costs		
Low energy (A)		
Energy efficient (B, C)		
Decent energy efficiency (D, E)		
Some energy efficiency (F)		
Not energy efficient - higher running costs		
England & Wales		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.