

**Shaw  
& Co**  
ESTATE  
AGENTS

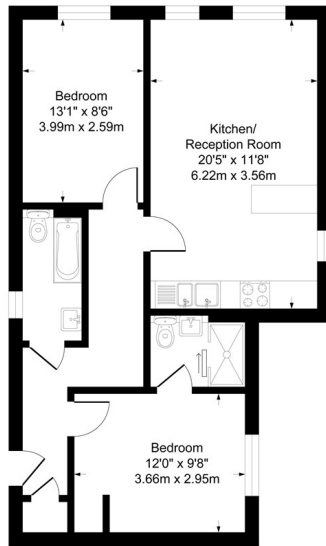
**£310,000**

**Vicarage Farm Road**

Hounslow, TW5 0DZ

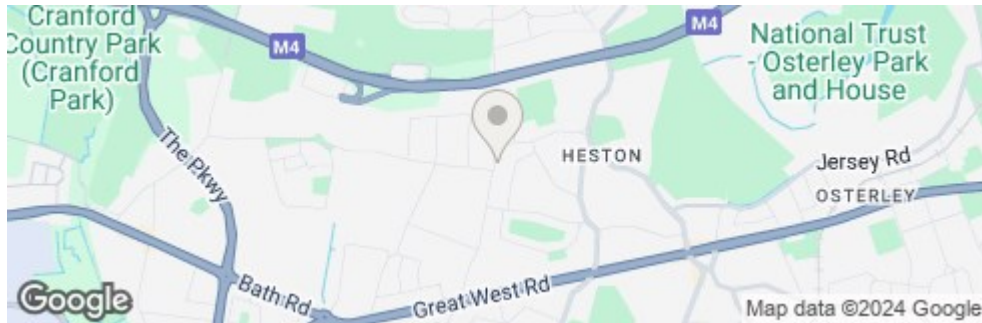
**Shaw & Co**  
ESTATE AGENTS

Approximate Gross Internal Area  
667 sq ft - 62 sq m



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 81                      | 81        |
| (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 |           |

- 2 Bedroom Flat
- Two Double Bedrooms
- Allocated Parking
- Close to Local Amenities
- Annual Service Charge: £2472.00
- Gated Development
- Ensuite
- Under floor heating
- Long Lease - 111 Years
- Annual Ground Rent: £100.00

Agents Note: These particulars are for guidance only. All measurements are approximate and should be rechecked by buyers / tenants. While care has been taken to ensure accuracy, they should be solely relied upon.

**Shaw  
& Co**  
ESTATE  
AGENTS

OFFICE ADDRESS  
10 Central Parade  
New Heston Road  
Heston  
Middlesex  
TW5 0LH

OFFICE DETAILS  
0208 570 7258  
heston@shawandcoestates.com