



**£285,000**

**Brabazon Road**

Hounslow, TW5 9LT

## PROPERTY SUMMARY

Shaw & Co present this chain free, contemporary two-bedroom flat on the second floor. The property features a stylish, fully-equipped kitchen and a recently updated bathroom. The entire flat has been modernised throughout, with the living room providing access to a private balcony offering scenic views of nearby fields and conveniently located close to Heathrow Airport.

2



1

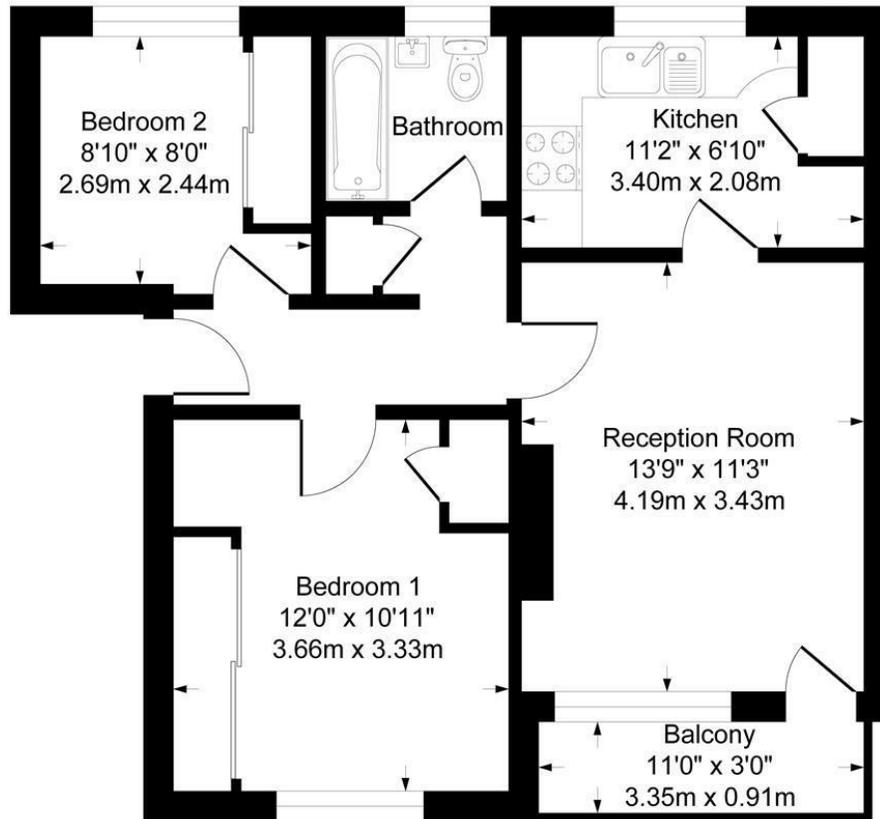


1





**Approximate Gross Internal Area**  
**545 sq ft - 51 sq m**



**Second 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.

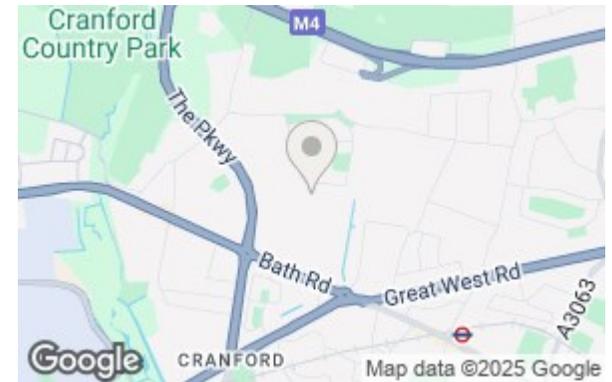
**LOCAL AUTHORITY**  
 Hounslow London Borough Council

**TENURE**  
 Leasehold

**COUNCIL TAX BAND**  
 C

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Shaw & Co**  
 ESTATE AGENTS

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