



## Staines Road, Hounslow

- Ground Floor
- Modern Shower Room
- Separate Bedroom Area
- Walking Distance to Hounslow train station
- EPC Rating: C
- Studio Apartment
- Fitted Kitchen
- Fitted Wardrobes
- Close to Amenities
- Viewing Highly Recommended

**£1,300 Per Month**

Tenure:

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

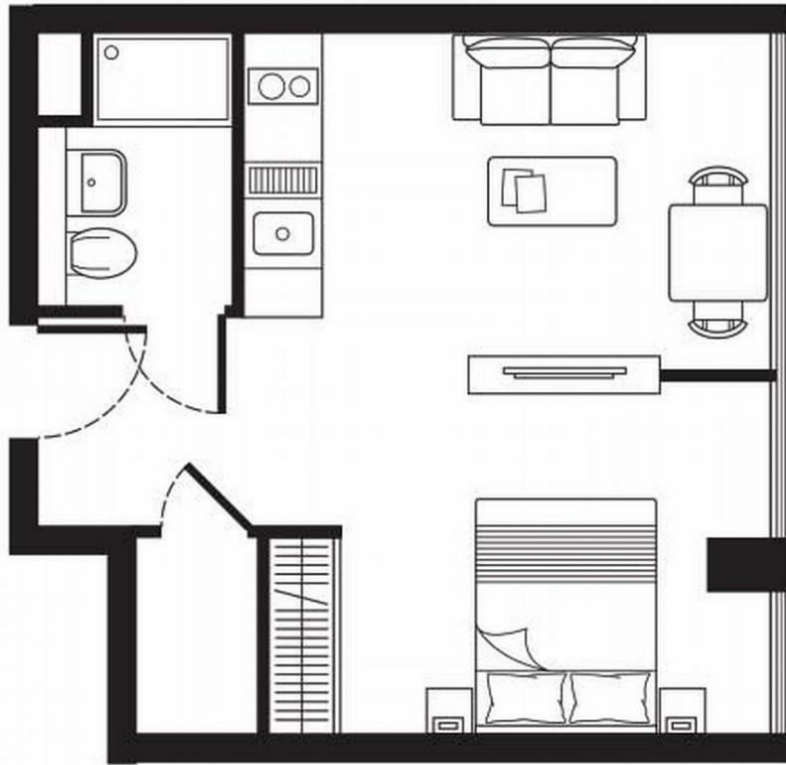
# Staines Road, Hounslow

## DESCRIPTION

A modern ground floor studio apartment situated in Hounslow Town Centre within a short walking distance to Hounslow Central tube station, shops, schools and further transport links. Hounslow Overground station is just 12 minutes away by foot.

The accommodation comprises open plan lounge/kitchen with built-in appliances, bedroom area with built-in wardrobes and modern shower room. Benefits include electric heating, double glazed windows, entry phone system and concierge atrium.





**TOTAL AREA:** 34.5 sq m 371 sq ft

### Viewing

Please contact our Hunters Hayes Lettings Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



Council Tax:

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		70	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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