



Asking Price £235,000  
Parklands Court, Hounslow, TW5



 2  
Bedrooms

 1  
Bathroom

7 Parklands Parade Bath Road, Hounslow, TW5 9AX |  
info@lmark.co.uk

02085772777

Asking Price £235,000  
Parklands Court, Hounslow, TW5



This two-bedroom flat in Parklands Court, Hounslow, offers a practical living space with one bathroom and a reception area. The property features full double glazing and includes a kitchen and communal garden area. Located in a convenient area, it provides easy access to local amenities.

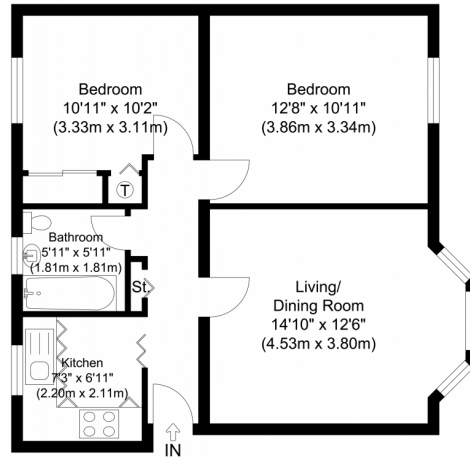
Located in the heart of Hounslow, this two double bedroom ground floor flat at Parklands Court offers a straightforward living arrangement. The property comprises two bedrooms, one bathroom, and a reception area, providing ample space for comfortable living. The flat benefits from full double glazing, enhancing energy efficiency and reducing noise.

The interior layout includes a spacious reception room that receives plenty of natural light through the large windows. The kitchen, though in need of some updates, is functional and equipped with essential appliances, including a hob and oven (untested). The bedrooms are well-proportioned, offering sufficient space for furnishings and storage. The bathroom, while requiring refurbishment, is fitted with a bathtub, sink, and toilet.

Externally, the property features a communal garden, providing a pleasant outdoor space for residents. The surrounding area offers a variety of amenities, including shops, schools, and public transport links, making it a convenient location for daily commuting and errands.

The flat is situated within a well-maintained building, with access to shared facilities and parking options available. The area is serviced by reliable public transport, offering connections to central Hounslow and beyond with Hounslow West Tube station within walking distance. Energy Performance Certificate (EPC) details are available upon request.

Overall, this property presents a practical opportunity for those looking to invest in a home with potential for improvement in a well-connected area of Hounslow.



Ground Floor  
Approximate Floor Area  
579.52 sq. ft.  
( 53.84 sq. m)

Parklands Court, Great West Road, Hounslow, TW5

Illustration for identification purposes only, measurements are approximate, not to scale.



# Energy performance certificate (EPC)

2 Parklands Court  
Great West Road  
HOUNSLOW  
TW5 9AU

Energy rating

**D**

Valid until:

**4 September 2035**

Certificate number:

**9400-3359-0622-7502-3153**

Property type

Ground-floor flat

Total floor area

54 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		75 <b>C</b>
55-68	<b>D</b>	55 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Poor
Lighting	Below average lighting efficiency	Poor
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

### Primary energy use

The primary energy use for this property per year is 215 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended

---

### Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

---

## How this affects your energy bills

An average household would need to spend **£1,663 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £716 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

---

### Heating this property

Estimated energy needed in this property is:

- 5,221 kWh per year for heating
  - 2,139 kWh per year for hot water
-

## Impact on the environment

This property's environmental impact rating is B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

---

This property produces 1.1 tonnes of CO<sub>2</sub>

This property's potential production 0.7 tonnes of CO<sub>2</sub>

---

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

---

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£900 - £1,500	£72
2. Floor insulation (solid floor)	£5,000 - £10,000	£216
3. Add additional 80 mm jacket to hot water cylinder	£20 - £40	£42
4. Low energy lighting	£180 - £210	£47
5. High heat retention storage heaters	£1,200 - £2,400	£339

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Home Upgrade Grant \(www.gov.uk/apply-home-upgrade-grant\)](http://www.gov.uk/apply-home-upgrade-grant)
  - Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
  - Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
  - Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)
-

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Pushpinder Khabra
Telephone	07881 951 022
Email	<a href="mailto:pskhabra@hotmail.com">pskhabra@hotmail.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/020774
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	5 September 2025
Date of certificate	5 September 2025
Type of assessment	<a href="#">RdSAP</a>

---