



**£385,000**

**6 Earl Haig Close**

Hounslow, TW4 7DB

## PROPERTY SUMMARY

An exceptional fourth floor apartment presented in excellent condition throughout, offering approximately 861 sq ft of bright contemporary living space.

The heart of the home is the impressive open plan reception, dining & kitchen area, creating a superb space for everyday living and entertaining. Large doors lead directly onto a generous private balcony, providing an ideal spot for relaxing. The apartment features two spacious double bedrooms with the principal bedroom benefitting from a stylish en suite shower room, while a modern family bathroom serves the second bedroom and guests, making the layout ideal for professionals, couples and small families.

A welcoming entrance hall offers excellent built in storage whilst the property's well designed layout maximises both space and practicality. Finished to a high standard throughout, this superb apartment is ready to move into making it an ideal first time purchase or investment.

Ideally located just a two minute walk from Hounslow West underground station, the property offers direct links to Central London, making it an excellent choice for commuters.

Tenure: Leasehold 120 Years

Annual Ground Rent: Nil

Annual Service Charge: £3,278.52

2



2



1







Approximate Gross Internal Area  
80.03 sq m / 861 sq ft



**LOCAL AUTHORITY**

Hounslow

**TENURE**

Leasehold

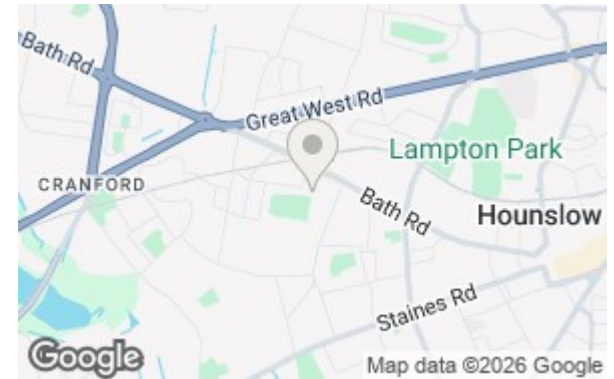
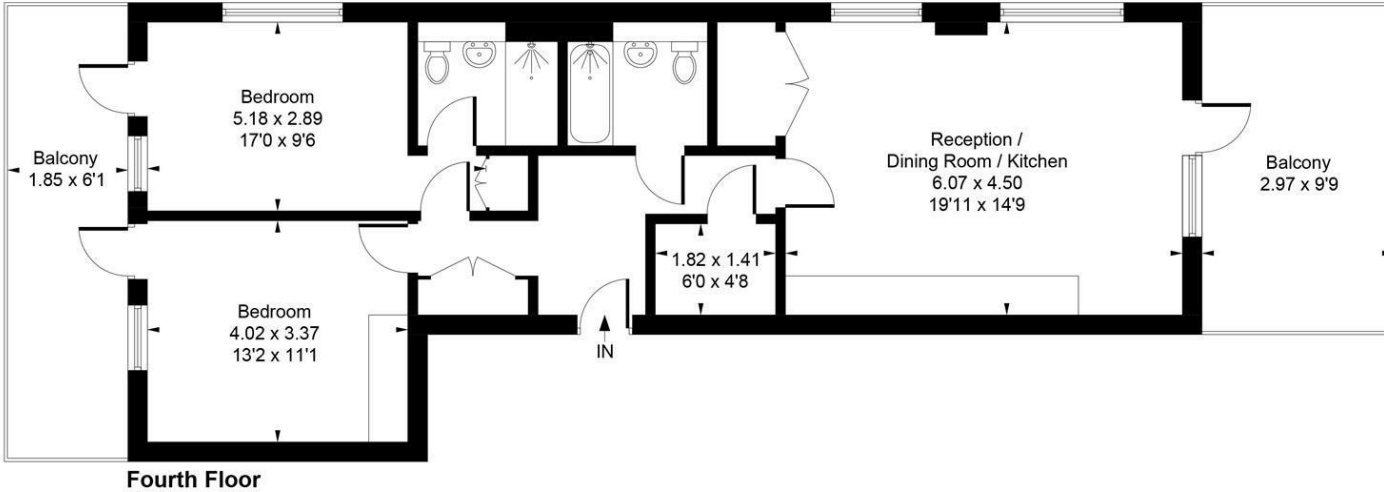
**COUNCIL TAX BAND**

D

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(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	



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

© Vizion Property Marketing Produced for Shaw & Co.

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

**OFFICE ADDRESS**  
10 Central Parade  
New Heston Road  
Heston  
Middlesex  
TW5 0LJ

**OFFICE DETAILS**  
0208 570 7258  
heston@shawandcoestates.com