

**Shaw  
& Co**  
ESTATE  
AGENTS

**£365,000**

**Cranston Close**

Hounslow, TW3 3DQ

**Shaw  
& Co**

## PROPERTY SUMMARY

Shaw & Co present this generously proportioned three-bedroom split-level flat, which presents a fantastic opportunity for buyers seeking space, comfort, and potential. Set within a well-maintained and popular development, the property boasts expansive interiors that are ideal for modern living, complemented by beautifully landscaped communal gardens that provide a peaceful outdoor retreat. The property also comes with parking.

Ideally located just moments from Hounslow West Underground Station, the flat offers excellent transport links into Central London and Heathrow, making it perfect for commuters. Residents also benefit from easy access to major road networks, including the A4 and M4, ensuring convenient travel by car.

Sold with an active tenancy, achieving £22,800 per annum. (6.25% Yield at the asking price)

The surrounding area offers a variety of local amenities, including shops, restaurants, and parks, all within a short distance. Situated in a quiet, family-friendly suburban enclave, Cranston Close provides the perfect blend of tranquillity and connectivity.

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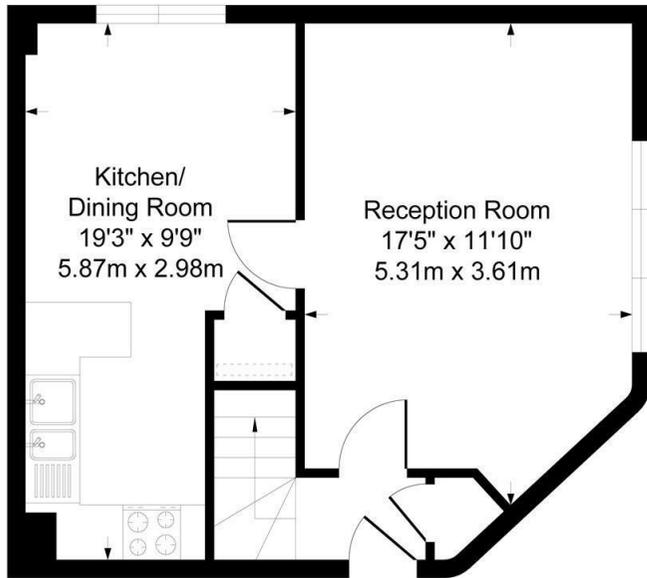


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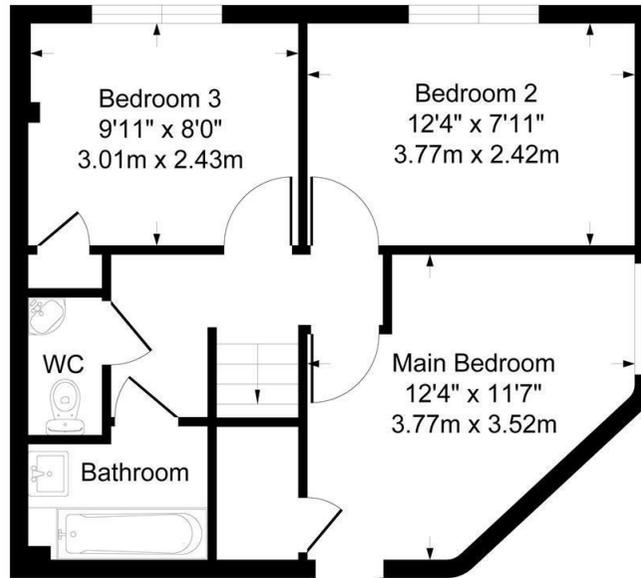




**Approximate Gross Internal Area**  
**767 sq ft - 71 sq m**



**Second Floor**



**Third 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

**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			75
(55-68) D			
(39-54) E		39	
(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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