



£375,000

Staines Road

Hounslow, TW4 5DZ

PROPERTY SUMMARY

Welcome to this superbly presented two bedroom, two bathroom, second floor apartment in Bishopgate House, ideally positioned along Staines Road, Hounslow.

Spanning an impressive 873 sq.ft, this immaculate home offers modern living with comfort and style throughout.

The property offers lift access, allocated parking & a bright and open reception room leading to an enclosed balcony. The fully modern, integrated kitchen is ideal for everyday cooking and hosting guests. Both bedrooms are generous double rooms, with the master benefiting from an en-suite shower room complemented by a contemporary family bathroom.

Located in a thriving area close to transport links, restaurants and well regarded schools, this apartment offers an exceptional opportunity. It's condition and location making it an excellent choice for a first time buyer or a savvy investor seeking dependable rental demand.

A move in ready home not to be missed. Contact Shaw & Co today to arrange your viewing.

Tenure: Leasehold 144 Years
Annual Service Charge: £2350
Annual Ground Rent: 250

2



2



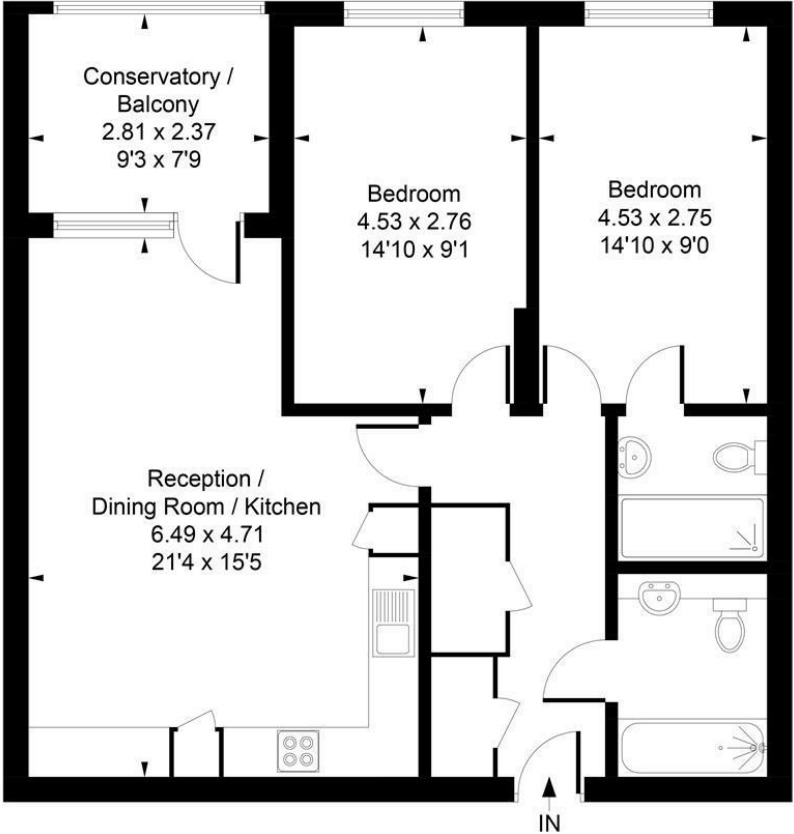
1







Approximate Gross Internal Area
81.15 sq m / 873 sq ft



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 purchaser.
© Vizion Property Marketing Produced for Shaw & Co.

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		86	86
(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	



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



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

OFFICE DETAILS
0208 570 7258
heston@shawandcoestates.com