



**Shaw  
& Co**  
ESTATE  
AGENTS

**£279,950**  
**Simpson Road**  
Hounslow, TW4 5QE

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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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

- Long lease
- Good condition
- Split level
- Ample parking

Agents Note: These particulars are for guidance only. All measurements area approximate and should be rechecked by buyers / tenants. While care has been taken to ensure accuracy, they should be solely relied upon.

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