



## Queens Road, Hampton £800 PCM

A charming and well presented studio flat within an attractive Victorian property, comprising a modern kitchen with an open plan studio room and a smart white bathroom suite. The property benefits from access to communal gardens and off-street parking. Located on the corner of Uxbridge Road and Queens Road in Hampton Hill, convenient for local amenities, Fulwell Mainline station and the A316 and M3 motorways. Available immediately. EPC rating B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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