



QUILLIAM

Heathfield Terrace
Chiswick

- NEW 999 year lease upon completion
- Ground Floor
- One Double Bedroom
- Kitchen
- Reception Room
- No Onward Chain
- Bathroom with Window
- Heart of Chiswick
- 1930's Mansion Flat
- Requires Refurbishment

£325,000

Leasehold





Property Description

A ground floor one double bedroom flat requiring modernisation in Heathfield Court.

Heathfield Court Estate consists of seventy four flats in four 1930s mansion blocks opposite Turnham Green in the heart of Chiswick where the Estate is managed by a company run by the Leaseholders and an on-site manager. Further benefits include mature communal gardens and visitor parking.

The light and bright accommodation includes entrance hall with ample storage, reception room with fireplace, kitchen, double bedroom with fireplace and bathroom with a window.

The development is very well located within a short walk from the vibrancy of Chiswick High Road with an array of shops, supermarkets, cinema, restaurants, bars and cafes as well as regular markets including vintage, flower and cheese markets.

Transport links include easy access to Chiswick Park (District and Circle lines) and Turnham Green (District line and Mildmay) Stations and Chiswick Mainline Station (South Western Railway). Ample local bus routes are available from the High Street and the A4/M4 is easily accessible from nearby Chiswick Roundabout.

Whilst the property does require modernisation it does have original features and benefits from communal heating and hot water.

A good buy for a home or as an investment property.

Offered for sale with no onward chain.

Accommodation

Entrance Hall

Reception Room

16'4" x 11'10"

Kitchen

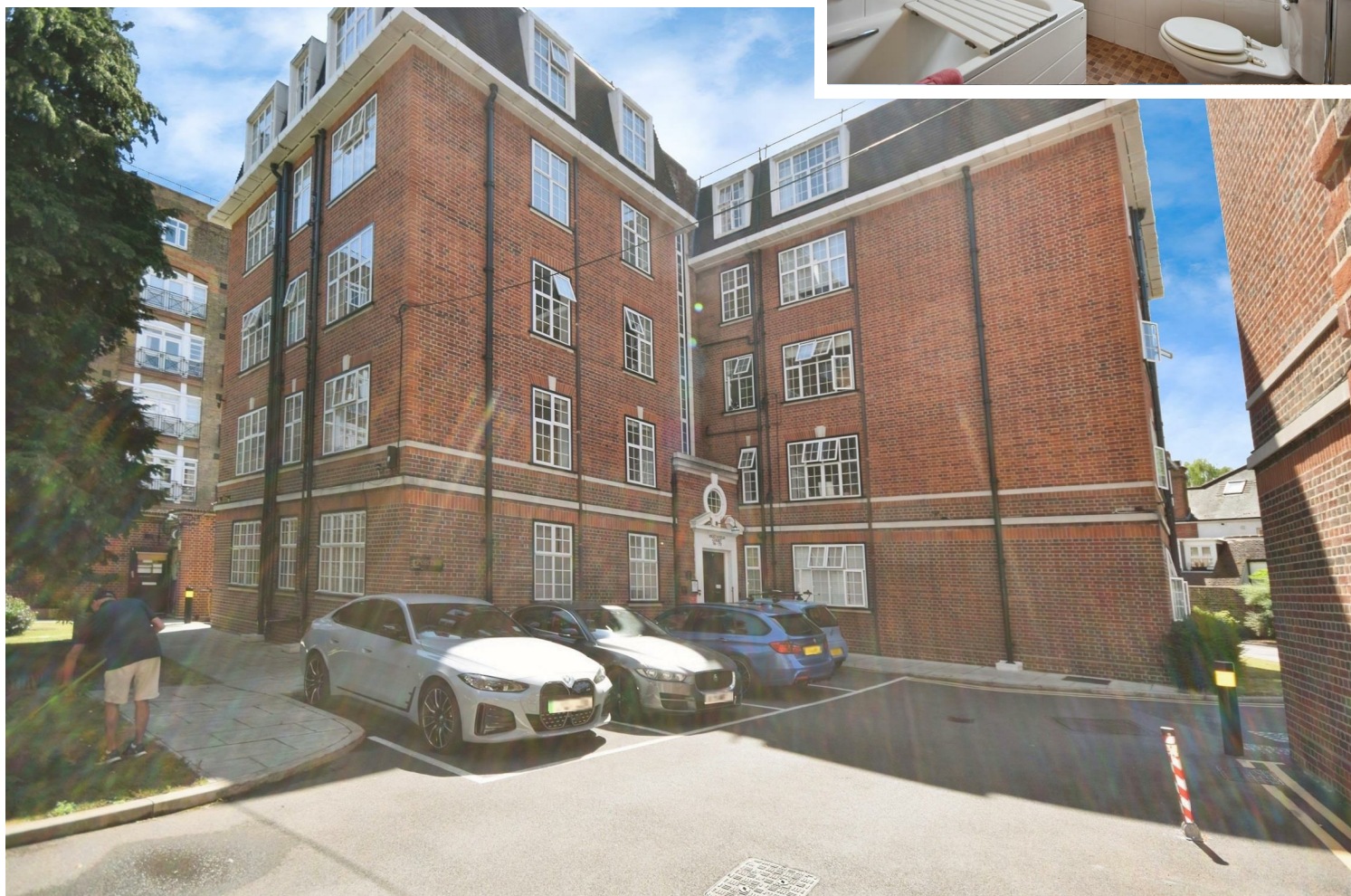
12'3" x 5'10"

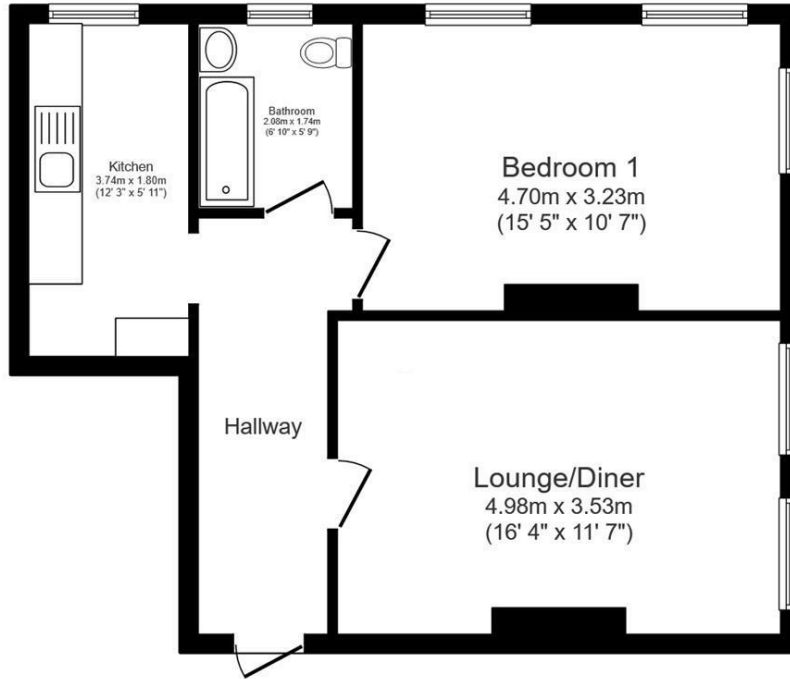
Bedroom

15'7" x 10'7"

Bathroom

6'9" x 5'8"





Floor Plan

Floor area 52.0 sq.m. (559 sq.ft.)

Total floor area: 52.0 sq.m. (559 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Property Information

Heathfield Court have a great website for further information: www.heathfield-court.co.uk

Lease - 999 years upon completion

Ground rent: £90 per annum

Service charge: £3,637.74 per annum - includes a reserve fund of £1,208.94

Council Tax Band C - London Borough of Hounslow

Amount payable for 2025 £1,854.06

The annual Council Tax charge has been supplied in good faith and is for the period 2025/2025. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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