



Harlech Gardens, Heston, TW5 9PU
Guide Price £285,000

DBK
ESTATE AGENTS



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This modern second floor SPLIT-LEVEL apartment offers spacious and contemporary living, ideal for both homeowners and investors.

The property features two generously sized double bedrooms and a large reception room. The sleek, modern kitchen is well-appointed and complements the chic family bathroom, designed with both style and comfort in mind.

With a long lease of 119 years remaining, the apartment also benefits from ample parking for both residents and visitors, well-maintained communal gardens, and a secure entry system for peace of mind.

Sited on the borders of Heston and Cranford this property does not fall short of transport links to London Heathrow Airport, Hounslow West Underground Station (serving Piccadilly Line into Town) as well as Southall, Hayes & Harlington Overground Stations. Reputable schooling such as Cranford Community College just a stones throw away with the added bonus of Costco Superstore and Bulls Bridge 24hr Tesco.

Key Features

- **Modern Second Floor Split-Level Apartment**
 - **Two Double Bedrooms**
 - **Large Reception Room**
 - **Modern Kitchen**
 - **Chic Family Bathroom**
 - **119 Years Lease**
- **Ample Parking for Residents + Visitors**
 - **Communal Gardens**
 - **Secure Entry System**



Lease

119 years remaining

Service Charge

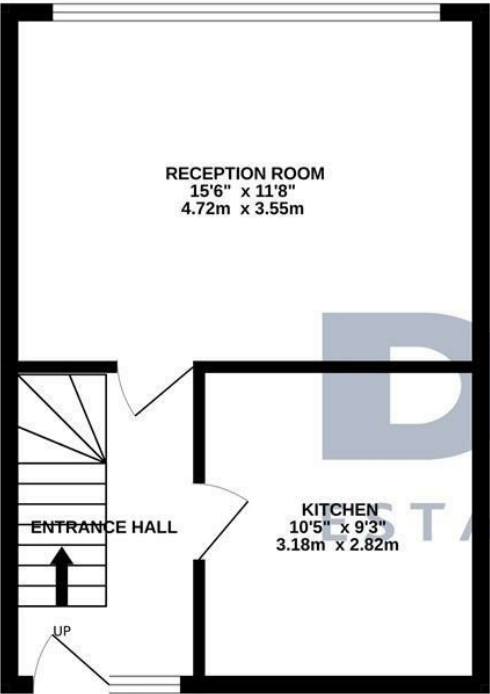
£1,362.59 per annum

Ground Rent

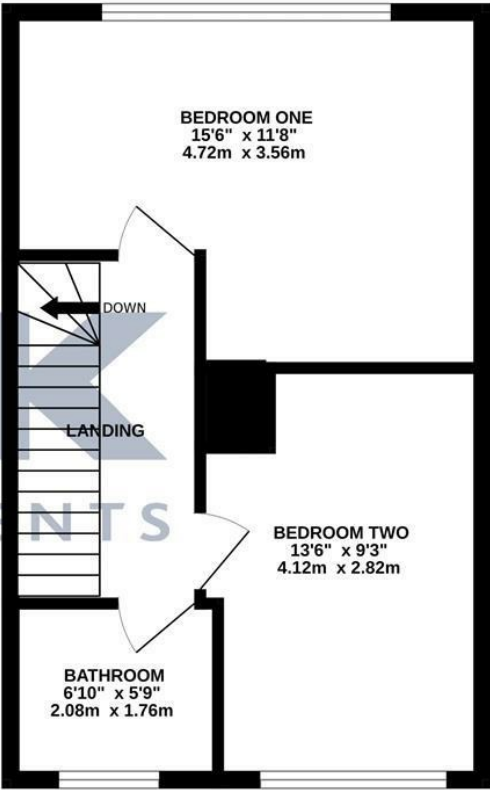
£10.00 per annum



342 sq.ft. (31.7 sq.m.) approx.



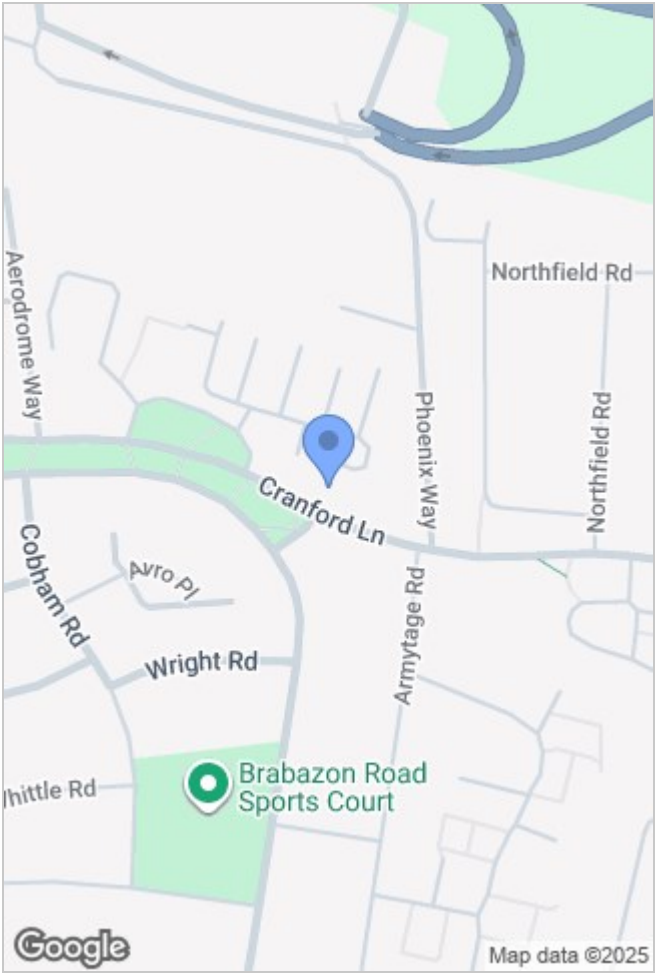
1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	