



**Heston Road, Heston, TW5 0QW**  
**Guide Price £350,000**

**DBK**  
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## Heston Road, Heston, TW5 0QW

### Guide Price £350,000

This modern first-floor maisonette offers stylish, well-balanced living with the added benefit of a long 990-years lease and exciting potential to extend into the loft space, subject to planning permission.

The property features two bedrooms, a bright and inviting reception room and a contemporary kitchen fitted with integrated appliances, complemented by a sleek family bathroom. Outside, there is a private front garden and convenient parking at the rear.

Sited within close proximity to local amenities and reputable schools; including Heston Community School and Lampton School as well as bus links to Heathrow Airport and Hounslow Town Centre. In addition, for those working in The City, Osterley and Hounslow Central Underground Stations are within a short distance which is served by the Piccadilly Line. The property also provides excellent access to both the M4 and M25.



## Key Features

- Modern First Floor Maisonette
- Loft Space Included (Scope for Development stpp)
  - 990 Years Lease
  - Two Bedrooms
  - Reception Room
- Modern Kitchen with Integrated Appliances
  - Stylish Family Bathroom Suite
    - Front Garden
  - Parking at Rear of Property
- Circa 616 Sq.Ft (Without Loft Space)



### Lease

990 years remaining

### Buildings Insurance

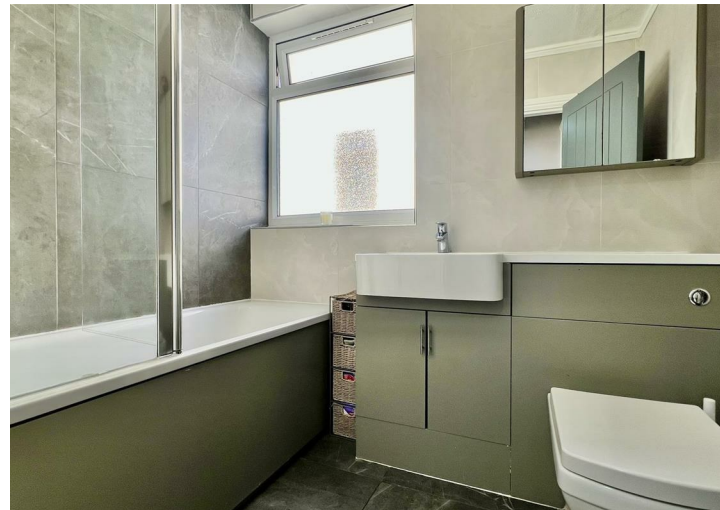
£148.00 per annum

### Ground Rent

NIL

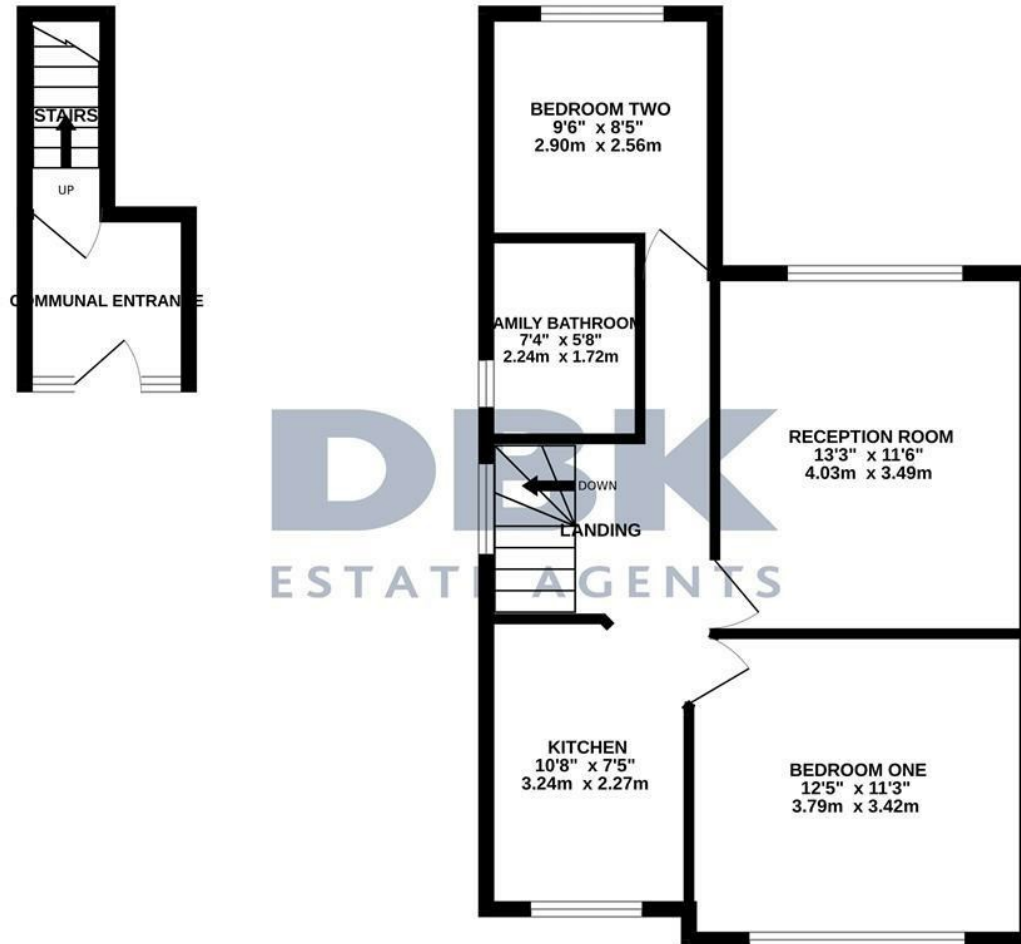
### Parking

At rear of property (access from Alderney Avenue)



GROUND FLOOR  
60 sq.ft. (5.6 sq.m.) approx.

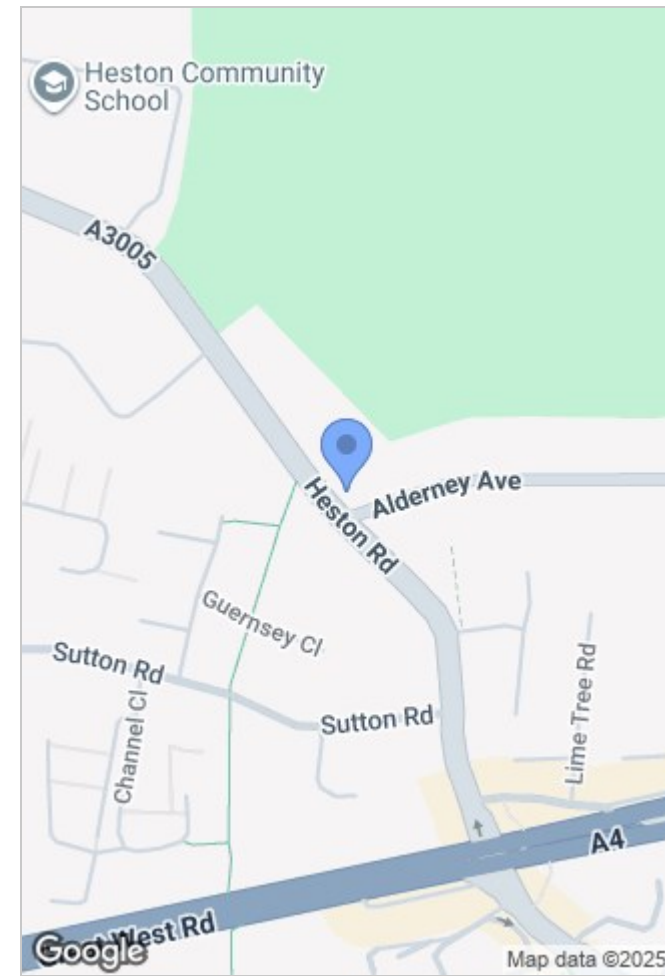
1ST FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



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TOTAL FLOOR AREA : 616 sq.ft. (57.3 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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