



Spooner House, Heston, TW5 0UJ
Guide Price £289,950

DBK
ESTATE AGENTS



Spooner House, Heston, TW5 0UJ

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This spacious split-level two double bedroom apartment offers approximately 743 sq. ft. of accommodation and boasts a generous principal bedroom complete with fitted wardrobes, a separate modernised kitchen, a well-presented reception room and a modern family bathroom.

Further benefits include residents' parking, well-maintained communal gardens with play area and a secure entry system.

With its well-proportioned rooms, excellent storage and attractive communal surroundings, this apartment provides a comfortable and spacious home in a desirable setting.

Situated just off Heston Road, the property offers great ease of access to many road links including the A4 and M4 Motorways, many bus services giving routes to Southall and Hounslow Town Centre and is just 10 minutes to Heathrow Airport. Also a selection of reputable primary and secondary schools are with just a short walk.

Key Features

- **Split-Level Two Double Bedroom Apartment**
 - **Principal Bedroom with Fitted Wardrobes**
 - **Separate Modernised Kitchen**
- **Bright & Well-Proportioned Living Space**
 - **Modern Family Bathroom**
 - **Residents' Parking**
- **Well-Maintained Communal Gardens**
 - **Secure Entry System**
 - **Circa 743 Sq.Ft**
 - **Council Tax Band: C**



Lease

88 years remaining

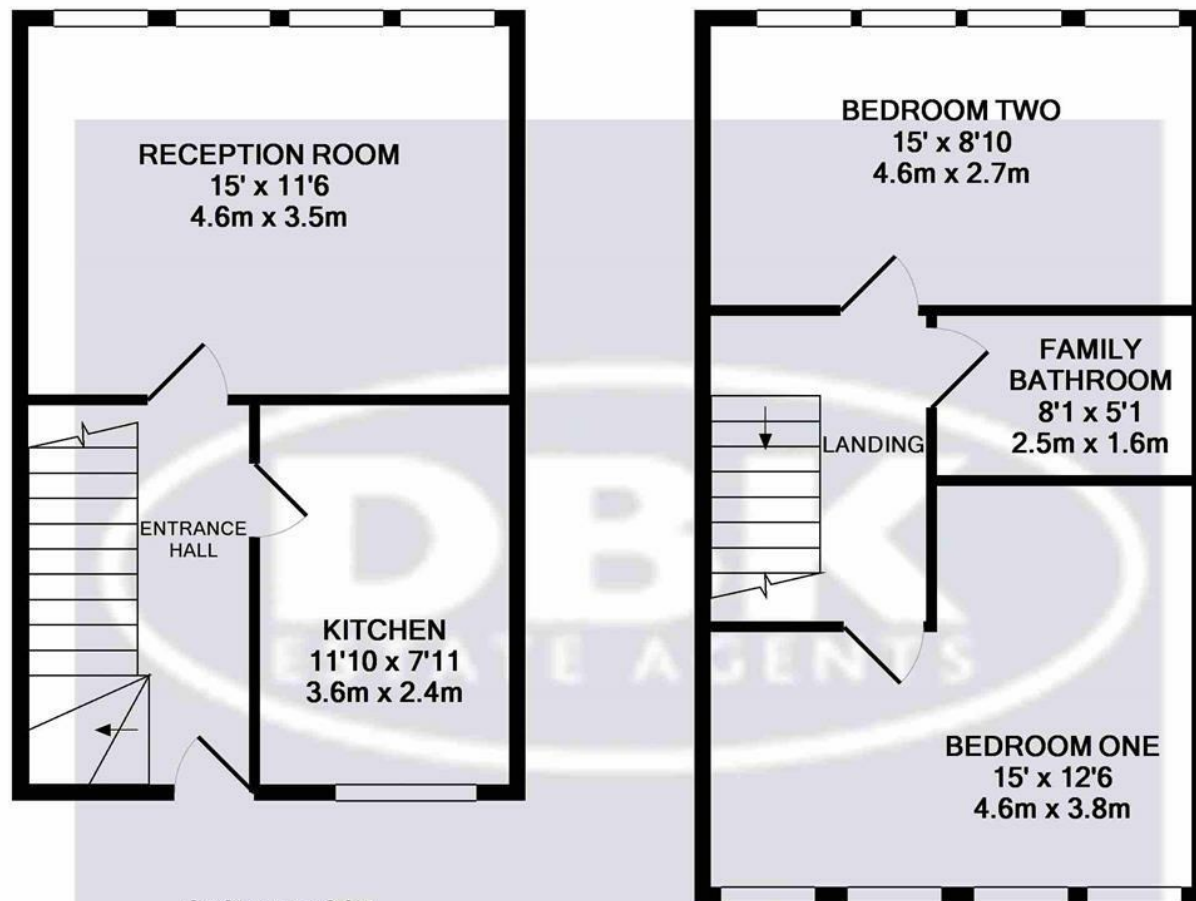
Service Charge

£1,320 per annum

Ground Rent

£10.00 per annum



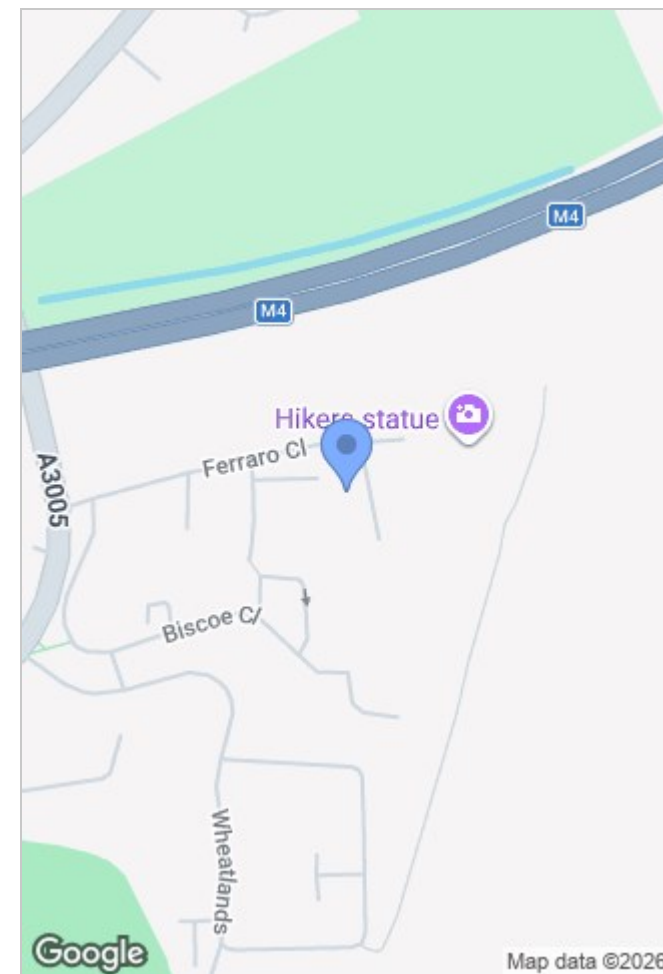


GROUND FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.0 SQ.M.)

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			
(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	