



Wheatlands, Heston, TW5 0SG
Guide Price £475,000

DBK
ESTATE AGENTS



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Offering generous accommodation, this terraced property benefits from well-proportioned living space, a private garden and the added advantage of a garage.

The ground floor comprises of a large reception room, providing ample space for both relaxing and entertaining, alongside a spacious kitchen/diner ideal for everyday use. An additional ground-floor WC adds further convenience.

Upstairs, the property offers three bedrooms together with a family bathroom/WC, making the layout particularly well suited to growing families.

Outside, there is a private rear garden with gated rear access, while the front garden incorporates useful storage. The property also benefits from ample on-street parking. Further benefits include a garage in block and an exceptionally long lease with approximately 934 years remaining.

A particular highlight is the scope to extend the existing accommodation, subject to the necessary planning permissions (STPP).

Located in the popular and well maintained area known as Wheatlands which offers direct access into Osterley Park and is within walking distance to local bus routes, ample local amenities and reputable school including Westbrook Primary and Heston School. Osterley Underground Station and Southall Overground Station provide direct links into The City. For motorists the A4/ M4 can be found within close proximity.

Key Features

- Terrace Property
- Scope for Extension (stpp)
 - Three Bedrooms
- Large Reception Room
 - Kitchen/ Diner
- Family Bathroom/ WC
- Additional Ground Floor WC
- Rear Garden with Rear Gated Access
- Front Garden with Storage + Ample On Street Parking
- Garage in Block + Approx. 934 Years Lease



Lease

Approx. 934 years remaining

Service Charge

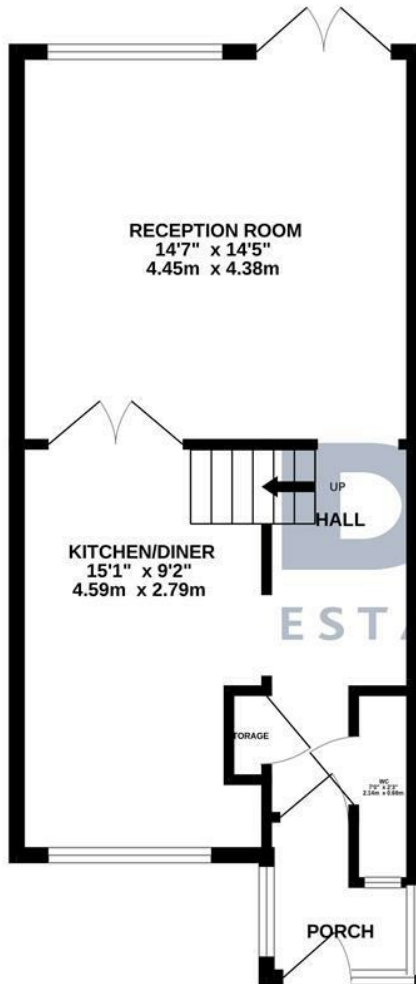
£485.11 per annum

Ground Rent

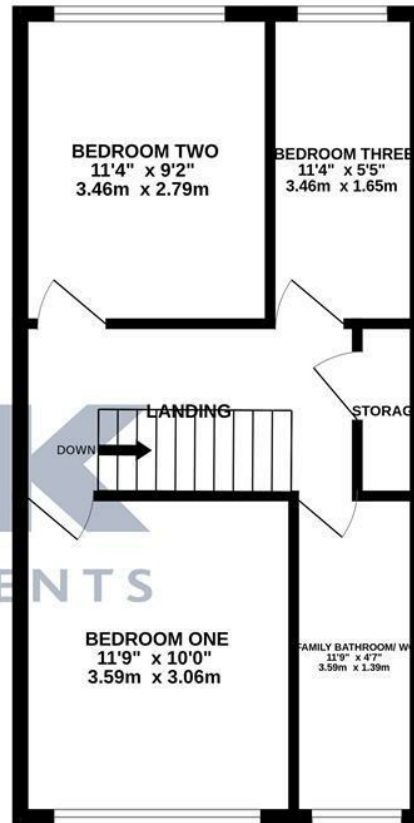
£30 per annum



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.

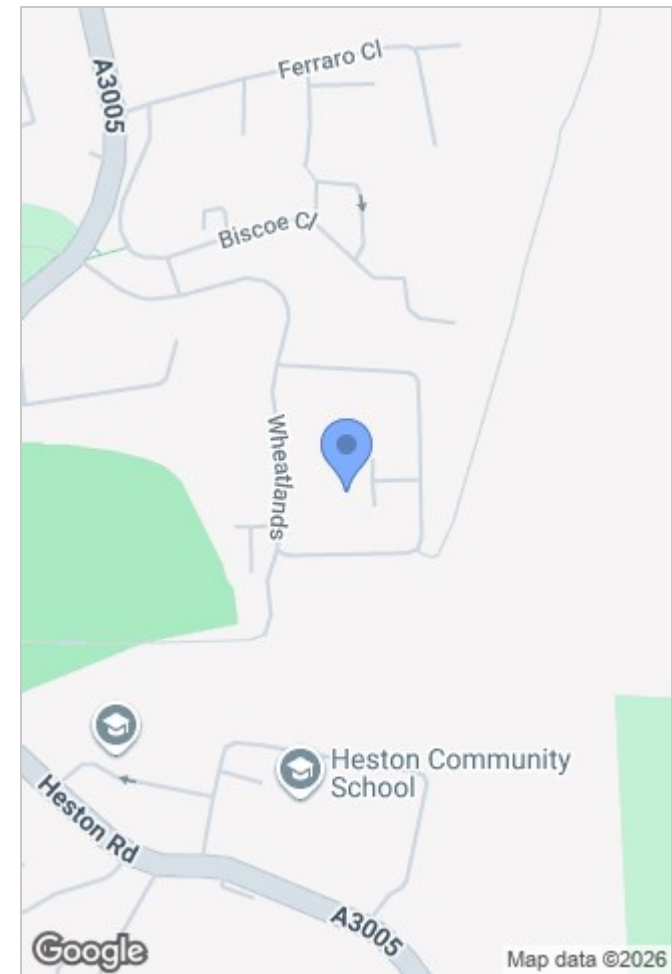


1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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		88
(69-80) C	76	
(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		

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