



Harlech Gardens, Heston, TW5 9PT
Guide Price £295,000

DBK
ESTATE AGENTS



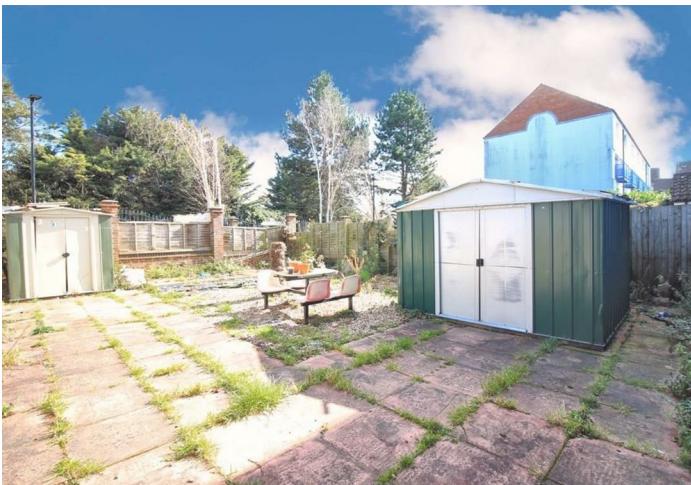
Harlech Gardens, Heston, TW5 9PT **Guide Price £295,000**

A larger than average ground floor apartment with a large private rear garden.

Accommodation boasts of TWO DOUBLE BEDROOMS, large reception room, stylish fitted kitchen and a shower room/WC. Complementary to this is ample parking available for both residents and visitors, communal gardens with a children's play area, storage shed, secure entry intercom system, gas central heating, secure entry system, an approximate 94 years lease and double glazed windows.

Potential annual rental income of £16,200.

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.



- Ground Floor Apartment
- Huge Private Garden
- Two Bedrooms
- Reception Room
- Kitchen
- Shower Room/ WC
- Communal Play Area + Ample Parking
 - 94 Years Lease
 - Storage Shed
- Hounslow West Station 1 mile



Lease

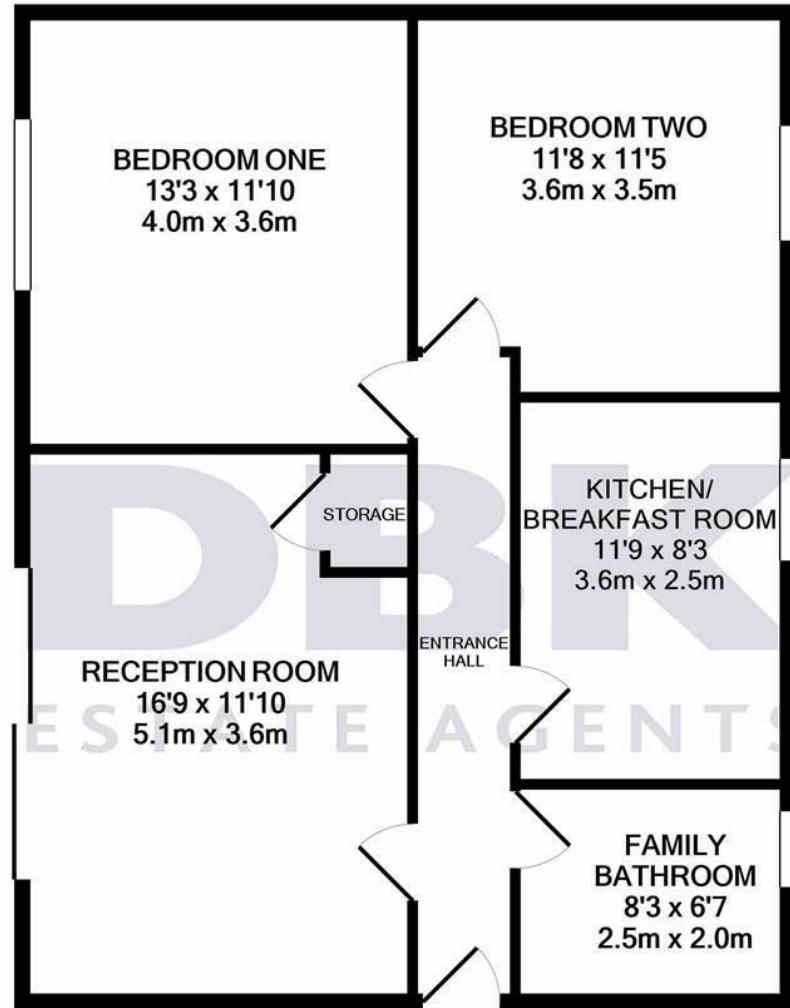
125 years from 29 January 1990
94 years remaining

Service Charge

£712.91 per annum

Ground Rent

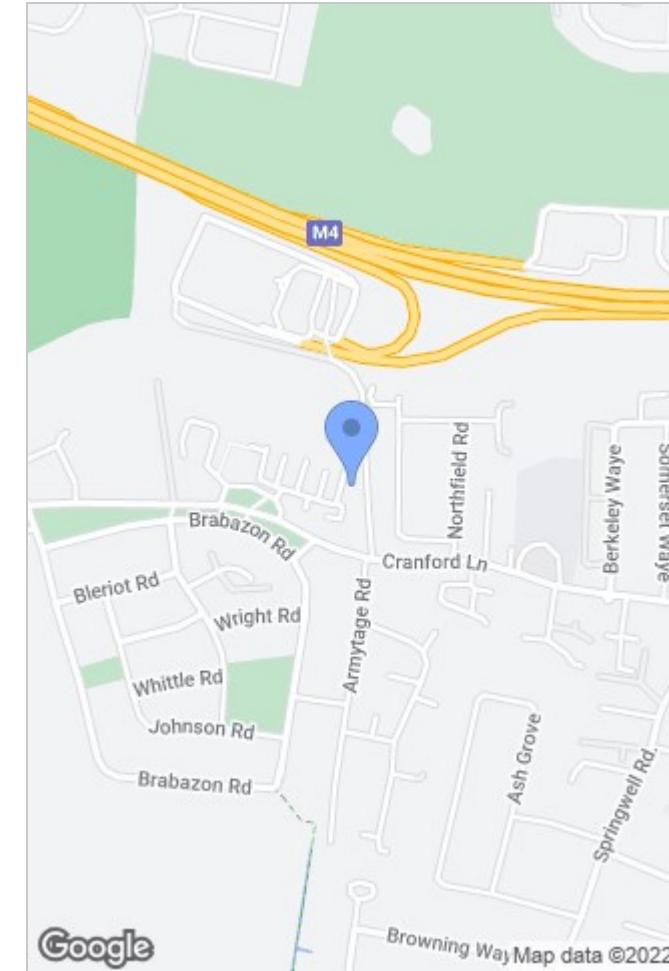
£10.00 per annum



TOTAL APPROX. FLOOR AREA 697 SQ.FT. (64.8 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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		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			
EU Directive 2002/91/EC			
England & Wales			

		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			
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