



Memorial Close, Heston, TW5 0LN
Guide Price £325,000

DBK
ESTATE AGENTS



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Modernised and beautifully presented throughout, this attractive first-floor apartment offers spacious and stylish accommodation, complemented by an impressive approximately 943-year lease and a garage in block.

The accommodation comprises two well-proportioned bedrooms and a particularly large reception room. The property further benefits from a fashionable fitted kitchen with integrated appliances alongside a chic family bathroom suite.

Further advantages include ample internal storage, a secure entry system additional on-street parking is also available.

The property is sited within very close proximity to many local amenities and reputable schools including Westbrook Primary School as well as bus links towards Heathrow Airport and Hounslow Town Centre. In addition, for those working in The City, Osterley Underground Station is within a short distance which is served by the Piccadilly Line.

Key Features

- **Modernised + Well Presented Throughout**
- **Approx. 943 Years Lease**
 - **First Floor Apartment**
 - **Two Bedrooms**
 - **Large Reception Room**
- **Fashionable Kitchen with Integrated Appliances**
 - **Chic Family Bathroom Suite**
- **Garage in Block + On Street Parking**
 - **Ample Internal Storage**
 - **Secure Entry System**



Lease

Approx. 943 years lease

Service Charge

£1,488 per annum

Ground Rent

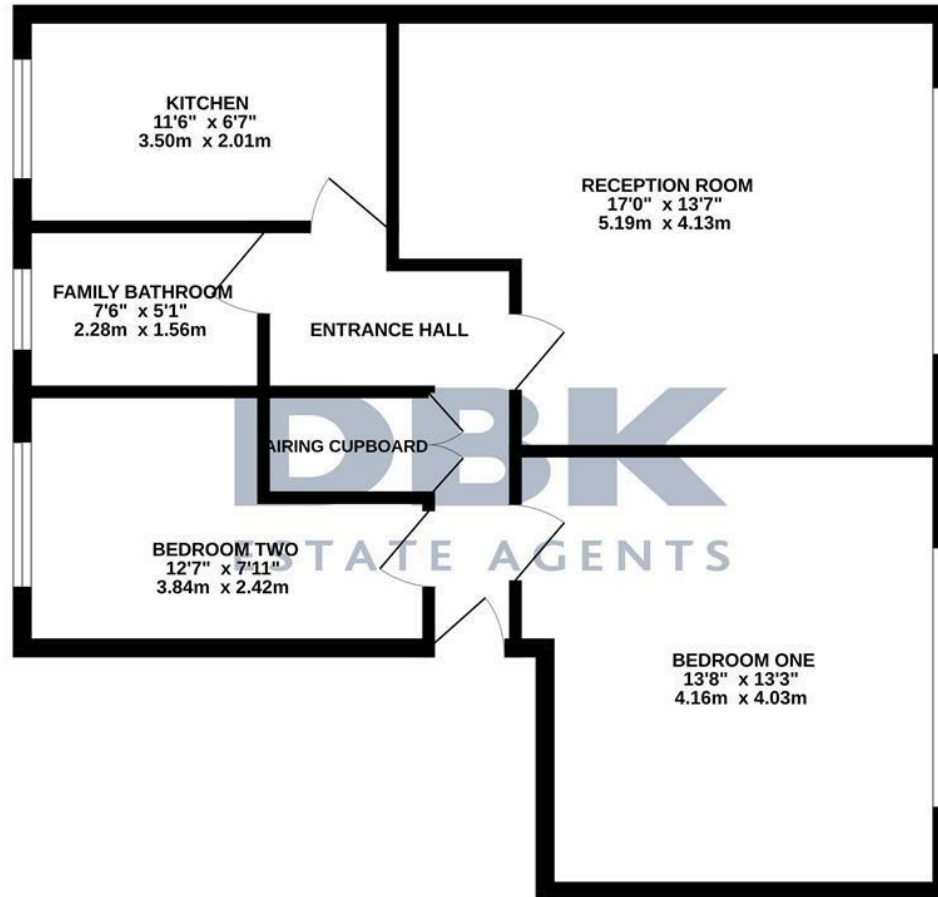
NIL

Garage

In Block

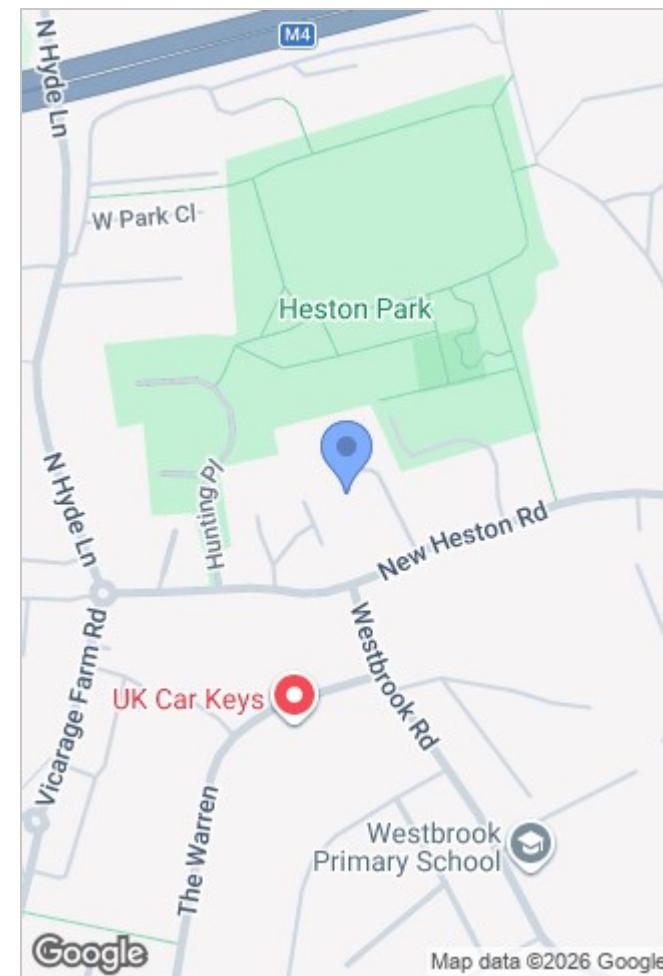


653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 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		

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