



Heston Road, Hounslow, TW5 0RD

£685,000

Investment opportunity. Freehold income generating premises comprising two flats on the first, second floors and loft. Ground floor offices with annual ground rent on a long commercial lease.

The property is located on a busy main road within easy reach of Heathrow, M4 & M25 motorways.

A partner of
The Guild Of Professional Estate Agents
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

Ground Floor

Common Entrance

Access to both flats, intercom entry system, understairs storage, fire exit to rear, stairs leading to first floor.

First Floor Landing

Stairs to second floor. Entrance to 131a Heston Road.

131A HESTON ROAD

Entrance Hallway

Radiator, laminate flooring.

Reception

Radiator, laminate flooring.

Dining Room

Radiator, laminated flooring.

Fitted Kitchen

Sink unit with mixer tap, built-in hob, oven and hood, plumbing for washing machine, 'Main' boiler, part tiled walls, vinyl flooring.

Bedroom One

Radiator, Laminate flooring.

Bedroom Two

Radiator, Laminate flooring, door to...

En-Suite Shower Room

Shower cubicle, hand wash basin, low level w/c, extractor fan, heated towel rail, tiled walls, vinyl flooring.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, hand wash basin, low level w/c, extractor fan, heated towel rail, part tiled walls, vinyl flooring.

Second Floor

131B HESTON ROAD

Entrance Hallway

Spiral staircase to third floor.

Reception

Radiator, Laminate flooring.

Bedroom Two

Radiator, Laminate flooring.

Fitted Kitchen

Sink unit with mixer tap, built-in hob, oven and hood, plumbing for washing machine, part tiled walls, vinyl flooring.

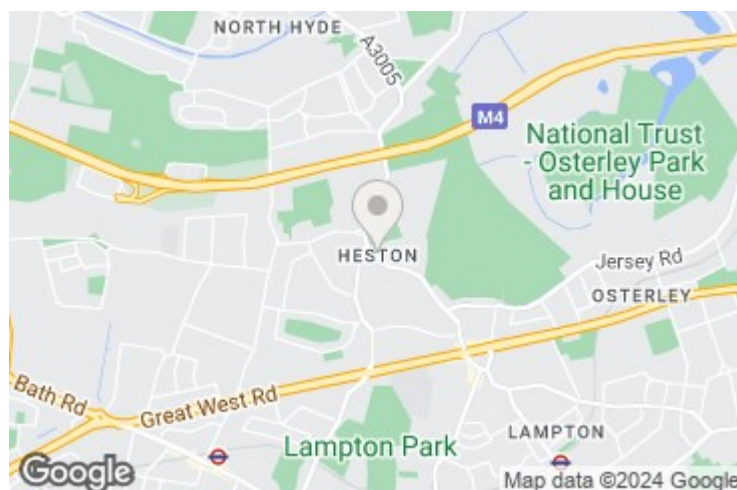
Bathroom

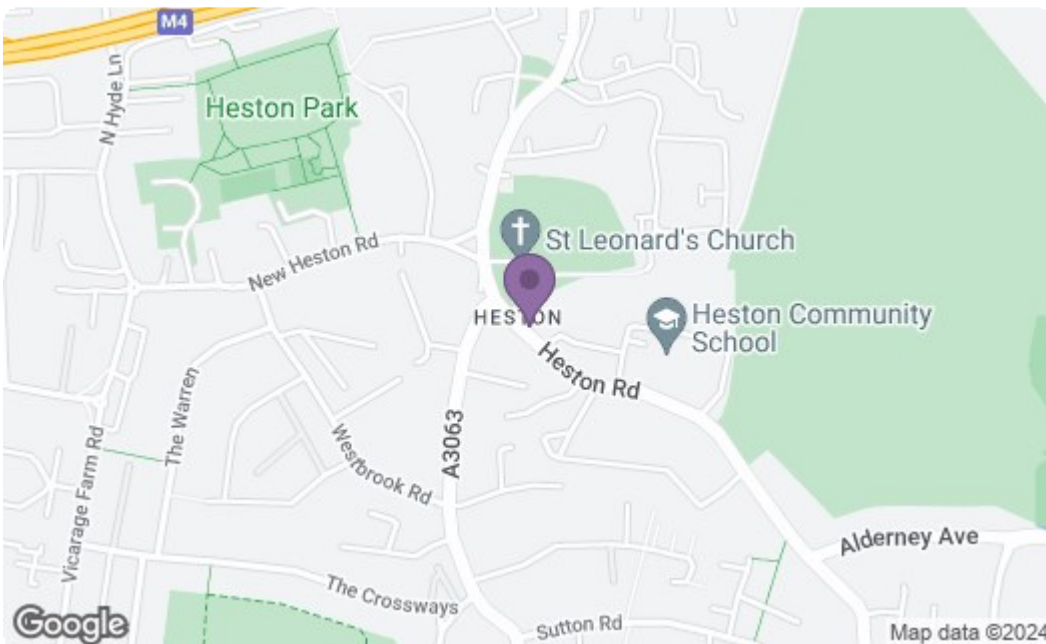
Panel enclosed bath with mixer tap and shower attachment, wash hand basin, low level w/c, heated towel rail, extractor fan, part tiled walls, vinyl flooring.



Third Floor (Loft)

Bedroom One

Radiator, laminate flooring.





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 (CO₂) Rating			
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 	

A partner of
The Guild Of Professional Estate Agents
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075