



**Shaw  
& Co**  
ESTATE  
AGENTS

**£249,950**

**Heston Road**

Hounslow, TW5 0RP

## PROPERTY SUMMARY

Welcome to this charming one bedroom ground floor flat located on Heston Road in Hounslow. This delightful property boasts a reception room, a well appointed bathroom, and a garage in a block, perfect for those in need of storage.

Situated in a convenient location, this purpose built flat is in good condition, making it an ideal choice for first time buyers looking to step onto the property ladder. With its cosy layout and well maintained features, this flat offers a comfortable and welcoming atmosphere for its new owners.

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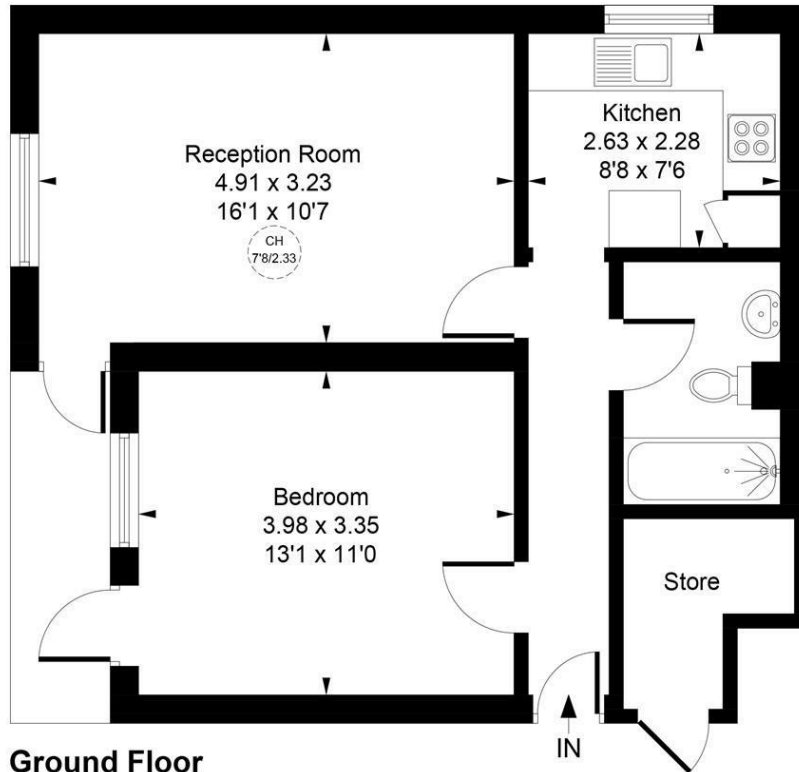
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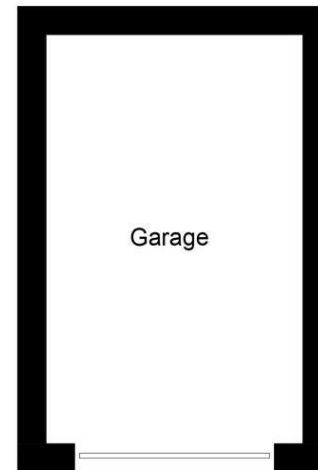




Approximate Gross Internal Area = 50.59 sq m / 545 sq ft  
(Excluding Garage & Including Store)



CH = Ceiling Height



(Not Shown In Actual Location / Orientation)

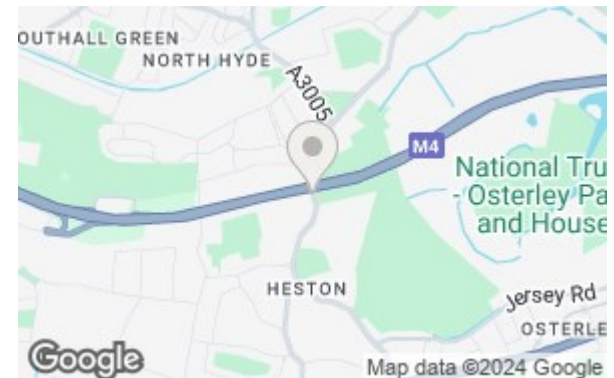
**LOCAL AUTHORITY**  
Hounslow London Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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 purchase.

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