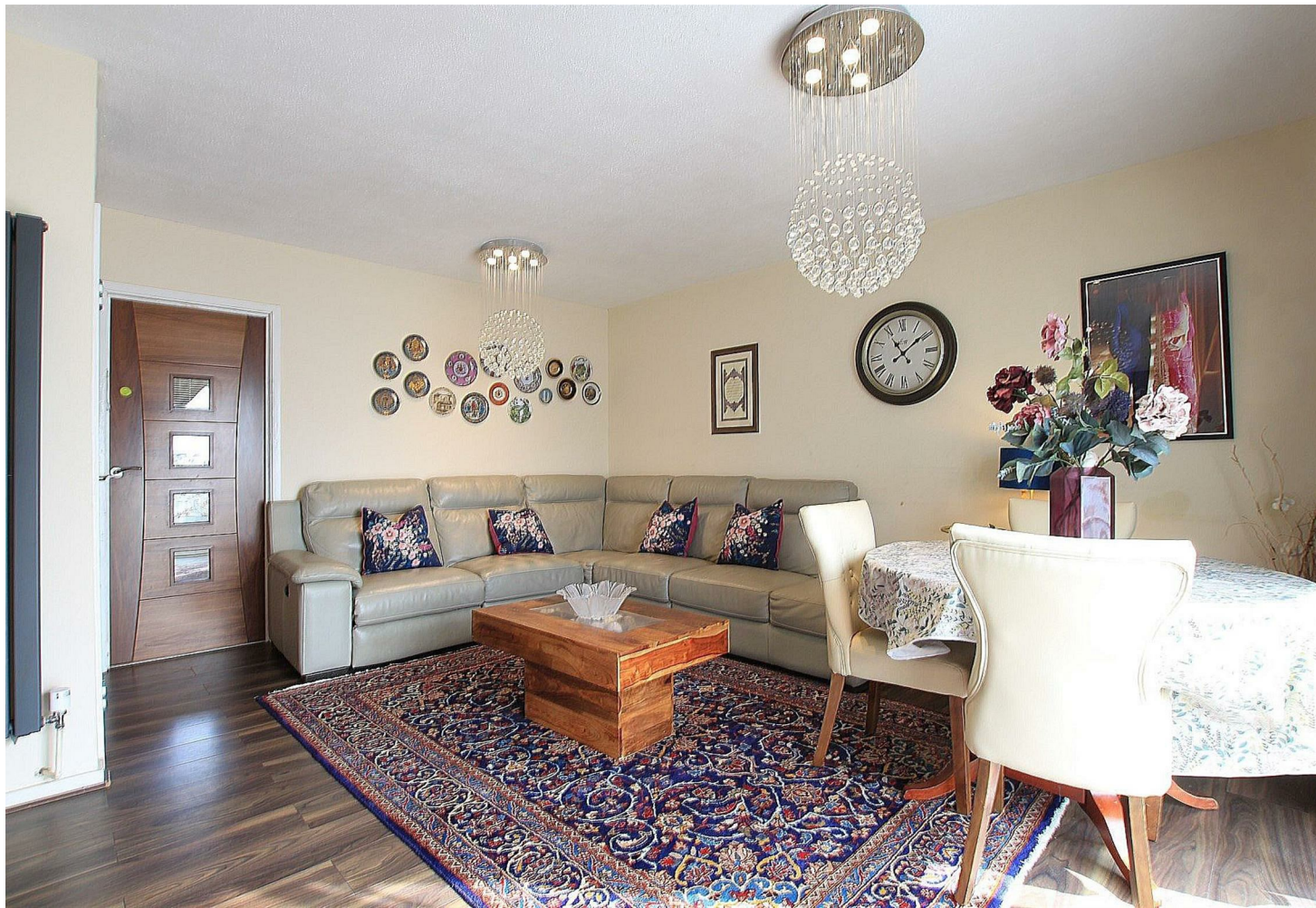
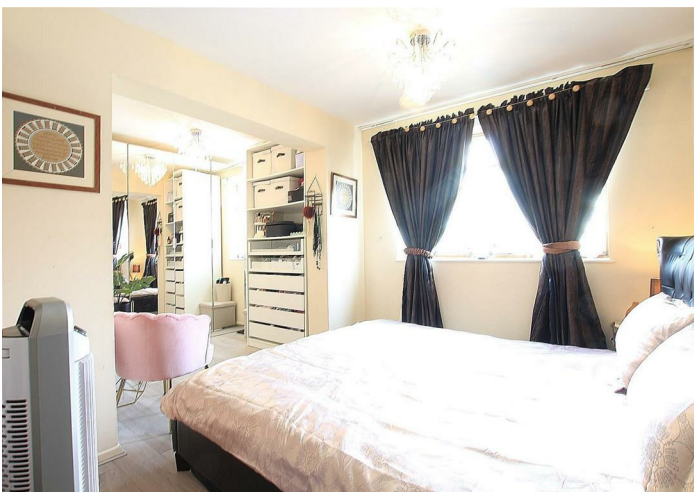




Wheatlands, Heston, TW5 0SA
Guide Price £325,000

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Wheatlands, Heston, TW5 0SA Guide Price £325,000

Nestled in a flourishing residential no-through road, this second-floor apartment offers a tranquil and modern interior.

Boasting two double bedrooms, a reception room, a stunning modern fitted kitchen and a new modern family bathroom, this residence is thoughtfully designed for modern living.

Enjoy your mornings or evenings in relaxation on your private balcony and with an approximate 940-year lease, this property provides long-term security.

Ample on-street parking is available for both residents and visitors and a garage in the block adds to the practicality of the property. The property has the added luxury of new flooring being installed throughout.

The property is sited moments away from multiple bus routes (111, 120) connecting you to Osterley Underground Station (Piccadilly Line) and Southall Station (Elizabeth Line) providing access to Heathrow airport and central London in 30 mins and Canary Wharf in 45 mins. For motorists the A4/M4 can be found within proximity. The property also falls within the catchment for local reputable schools scoring 'OUTSTANDING' by OFSTED.

Key Features

- Flourishing Residential No Through Road
 - Second Floor Apartment
- Two Double Bedrooms (Master with Walk in Wardrobe)
 - Reception Room
 - Stunning Modern Fitted Kitchen
 - Brand New Family Bathroom
 - Private Balcony
 - Approx. 940 Years Lease
- Ample On Street Parking for Residents + Visitors
 - Garage in Block



Lease
Approx. 940 Years Lease

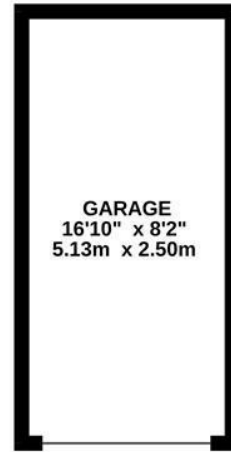
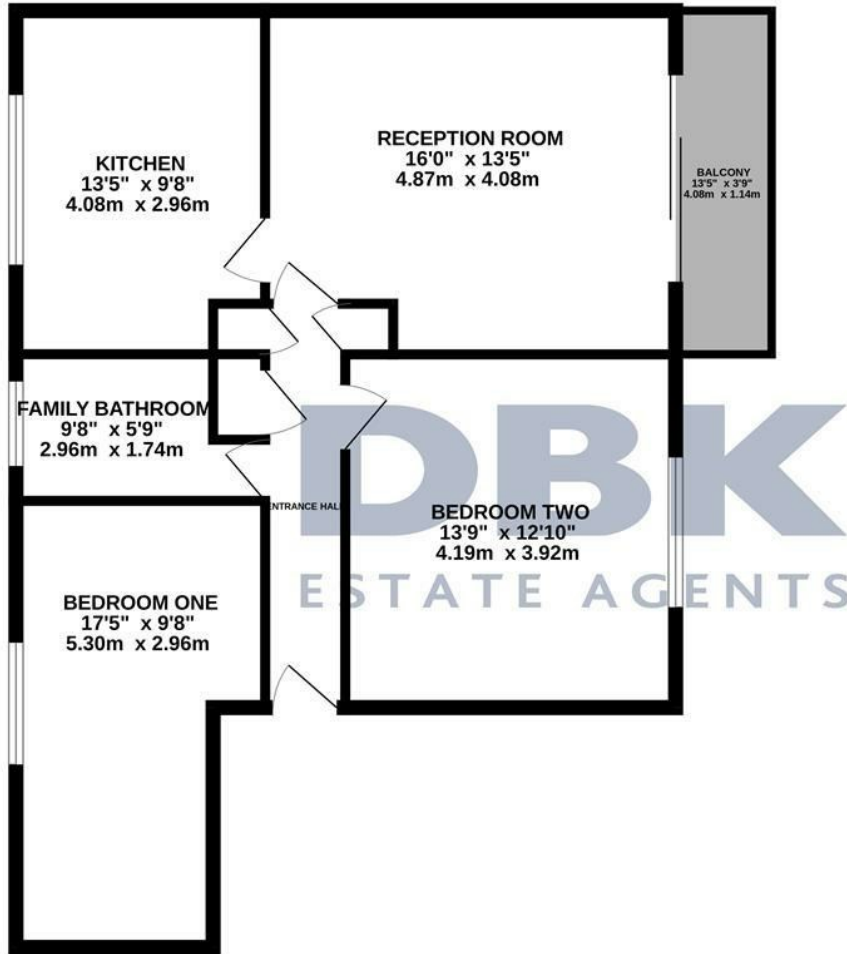
Service Charge
£2,000.00 per annum

Ground Rent
£30.00 per annum

Garage
In Block



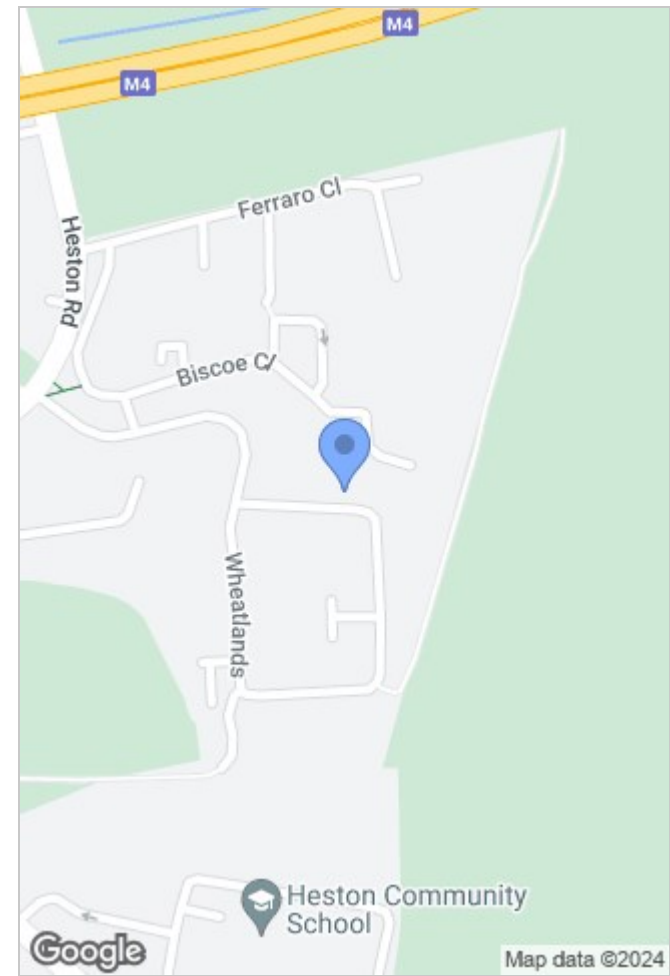
907 sq.ft. (84.2 sq.m.) approx.



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TOTAL FLOOR AREA : 907 sq.ft. (84.2 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			
		56	78
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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