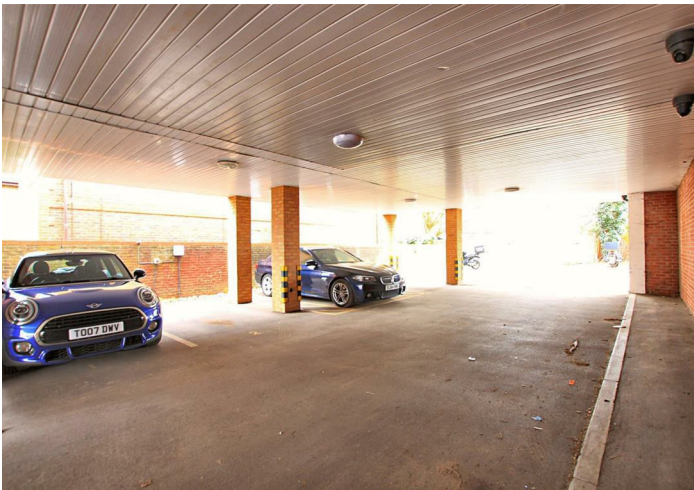




136 New Heston Road, Heston, TW5 0LF
Guide Price £445,000

DBK
ESTATE AGENTS



136 New Heston Road, Heston, TW5 0LF

Guide Price £445,000

A contemporary and stunning first-floor apartment offering a perfect blend of style, comfort, and convenience.

This residence comprises of three bedrooms, including a master bedroom with ensuite facilities, an open-plan living and kitchen area that seamlessly combines living spaces as well as offering access to a private balcony, perfect for enjoying mornings and evening sunsets. The fashionable kitchen, complete with integrated appliances invites gatherings and creates a hub for socialising and entertaining. The stylish family bathroom suite offers a serene retreat, featuring contemporary fixtures and finishes for ultimate comfort.

Step outside onto the private large terrace (249 sq.ft) providing an ideal space for alfresco dining or simply unwinding amidst tranquil surroundings. Convenience is key with allocated parking, a lift servicing all floors adds to the accessibility and comfort of modern living. Meanwhile, a secure entry system offers peace of mind and security for residents. With the added assurance of a new build warranty and 120 years remaining on the lease, this property offers long-term peace of mind.

Conveniently positioned, the apartment provides easy access to bus links connecting to Hounslow West Station, London Heathrow Airport, and Hounslow Town Centre. It is also within walking distance to reputable schools such as Westbrook Primary and Heston Community School. Local amenities, including the recently inaugurated Heston Pools and Fitness, are just a short stroll away. For motorists, quick access to the A4/M4 ensures seamless connections to neighboring towns. This property is a harmonious blend of comfort, style, and accessibility, offering a sophisticated living experience.

Key Features

- Modern First Floor Apartment
- Three Bedrooms (Master Bedroom with Ensuite)
- Open Plan Living + Kitchen Area with Private Balcony
- Fashionable Kitchen with Integrated Appliances
 - Stylish Family Bathroom Suite
 - Private Large Terrace 249 Sq.Ft
 - Allocated Parking
 - Lift Servicing all Floors
 - Secure Entry System
- 5 Years New Build Warranty Remaining



Lease
Approx. 120 years remaining

Service Charge
£1,588 per annum

Ground Rent
£250 per annum

Buildings Insurance
£400 per annum

Parking
One allocated parking space



New Heston Road, TW5

TAKE YOUR PICK
34,590,000

GROSS INTERNAL AREA
78.57 Sqm / 845.73 Sqft



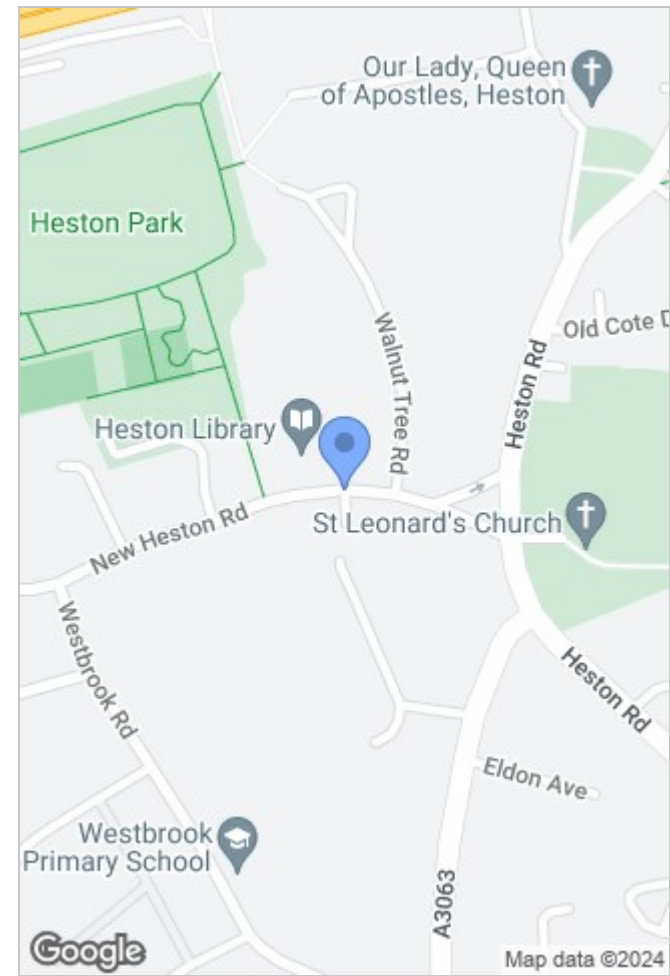
— First Floor —

GROSS INTERNAL AREA This does not include: 78.57 Sqm / 845.73 Sqft	NET AREA (INTERNAL) Excludes walls and window headroom: 74.00 Sqm / 796.89 Sqft	INTERNAL STRUCTURAL FEATURES Columns, beams, stairs and...: 23.17 Sqm / 248.40 Sqft	REQUIRED FLOOR HEIGHT Limited to 2.5m under 2.5m: 0.00 Sqm / 0.00 Sqft
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Spec floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. If you intend to rely on any measurement in a transaction you should perform your own checks. Plans/Guide are illustrative only and are based from all area calculations.

INTERNAL MEASUREMENTS
703.27 Sqm / 7576.67 Sqft

GROSS AREA
98.64 Sqm / 1063.80 Sqft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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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