



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

**DBK**  
ESTATE AGENTS



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

A highly sought-after ground floor apartment situated within this popular private road and with NO ONWARD CHAIN!

Recently modernised throughout the property comprises of TWO double bedrooms, an open plan kitchen and reception room complete with a breakfast bar and a family bathroom/WC.

Other benefits include a private patio area, well-manicured communal gardens, secure entry intercom system, garage in block and ample parking for residents and visitors.

Located in the popular and well maintained area known as Wheatlands, this no through residential road offers straight access into Osterley Park and is within walking distance to local bus routes, ample local amenities and reputable school including Westbrook Primary and Heston School. Osterley Underground Station and Southall Overground Station provide direct links into The City. For motorists the A4/ M4 can be found within close proximity.

## Key Features

- No Onward Chain
- Ground Floor Apartment
  - Two Double Bedrooms
- Open Plan Kitchen/ Reception Room
  - Large Family Bathroom
    - Private Terrace
    - Garage in Block
- Communal Gardens + On Street Parking
  - Approx. 950 Years Lease
  - Osterley Station 0.8 miles



**Lease**  
Approximately 950 years

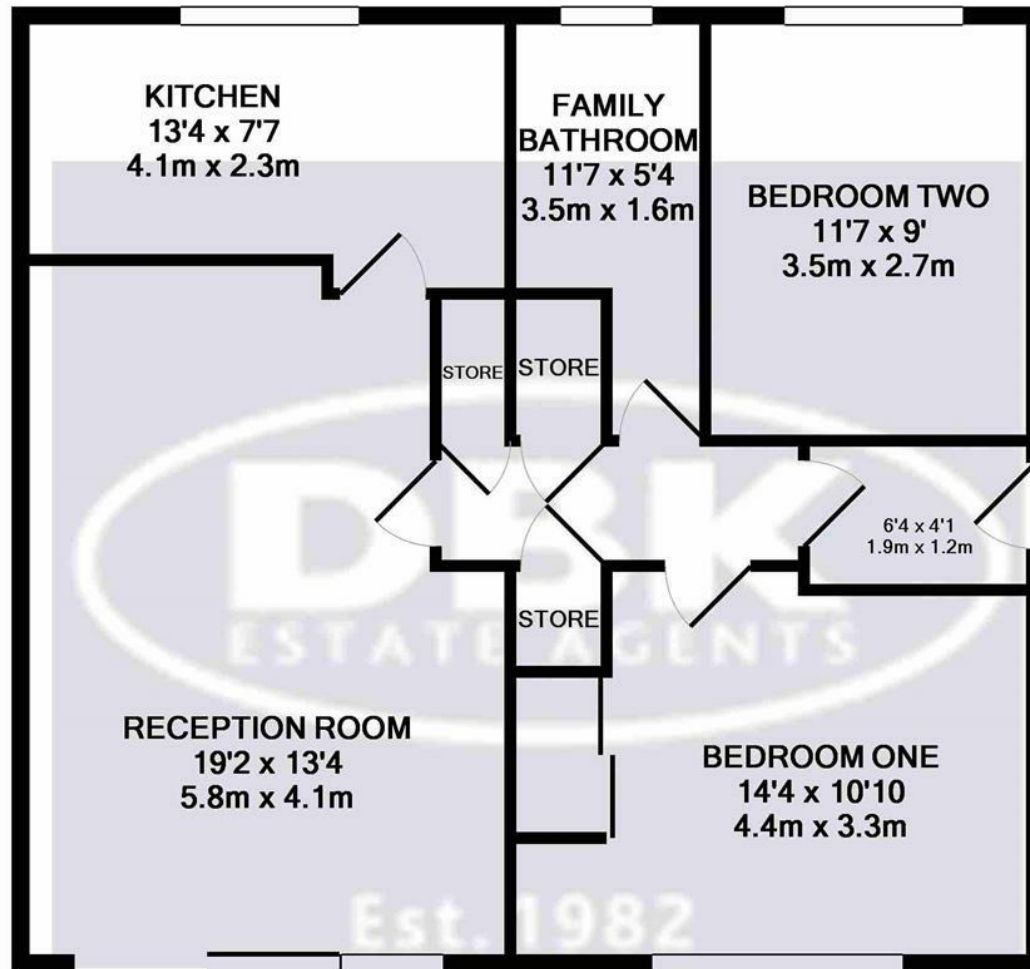
**Service Charge**  
£2,036.71 per annum

**Ground Rent**  
£30.00 per annum

**Garage**  
In Block

**Council Tax Band**  
C

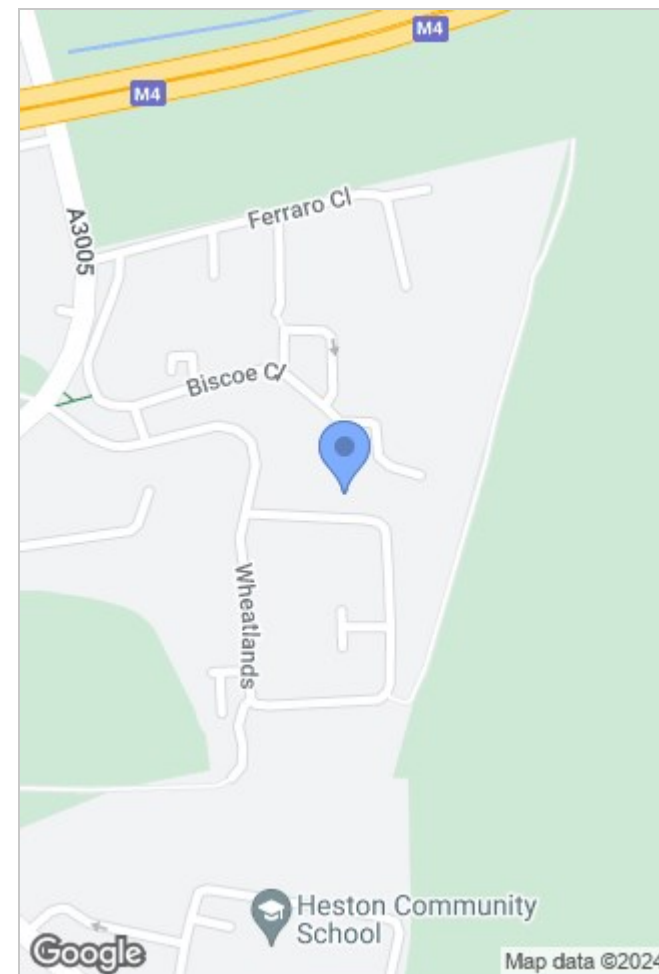




TOTAL APPROX. FLOOR AREA 714 SQ.FT. (66.3 SQ.M.)

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 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		67	74
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		