



**Channel Close, Heston, TW5 0PJ**  
**Guide Price £327,500**

**DBK**  
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### **Guide Price £327,500**

A blend of comfort and convenience in this charming first-floor maisonette offered with No Onward Chain.

Featuring two well-proportioned bedrooms, a spacious reception room and a separate kitchen, this maisonette offers a practical and inviting layout. The family bathroom complete with WC ensures daily routines are met with ease.

With a remarkable lease length of approximately 958 years, you'll enjoy long-term peace of mind. Ample storage solutions on the ground floor as well as loft space and a garage in block, add to the practicality of this home.

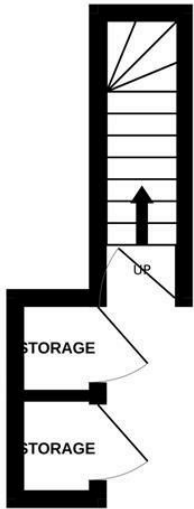
Sited within close proximity to local amenities including Sainsbury's Local and reputable schools; including Westbrook Primary School and bus links to Heathrow Airport and Hounslow Town Centre. In addition, for those working in The City, Hounslow Central Underground Station is within a short distance which is served by the Piccadilly Line. The property also provides excellent access to both the M4 and M25 and is within the catchment area of outstanding Primary schools and Secondary schools.

## Key Features

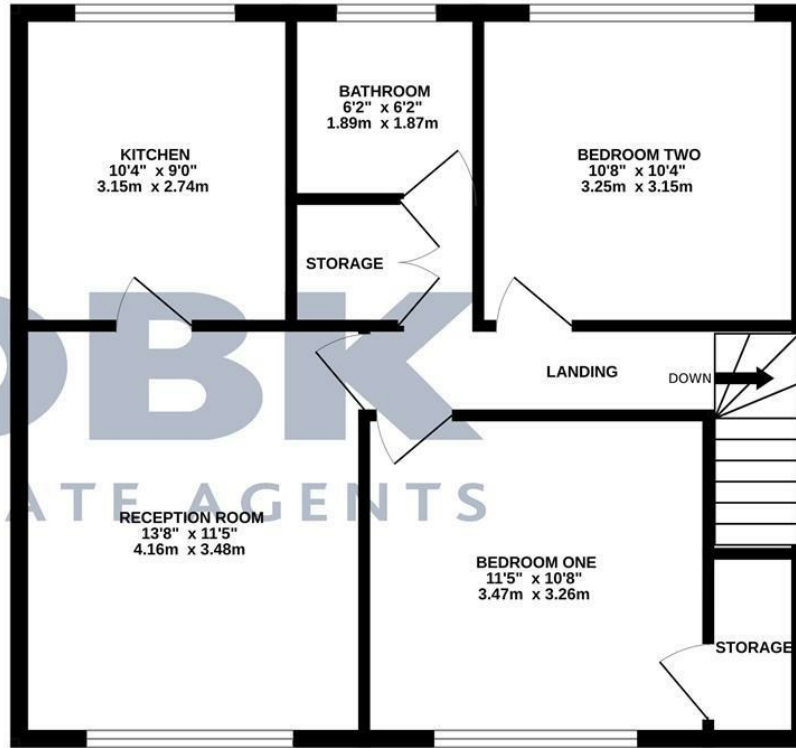
- No Onward Chain
- First Floor Maisonette
- Two Double Bedrooms
  - Reception Room
  - Separate Kitchen
- Family Bathroom/ WC
  - 958 Years Lease
- Ample Storage + Loft Space
- No Service Charge + No Ground Rent + Garage in Block
- Walking Distance to Osterley Station



GROUND FLOOR  
45 sq.ft. (4.2 sq.m.) approx.



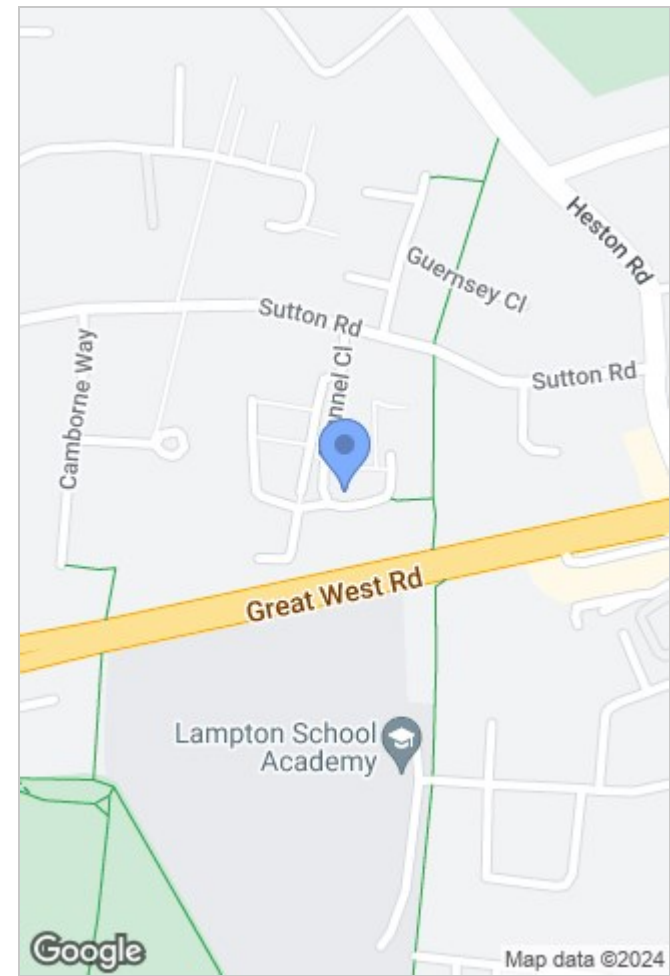
1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



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TOTAL FLOOR AREA : 665 sq.ft. (61.8 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		72	77
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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