



**Westbourne House, Wheatlands, TW5 0SJ**  
**Guide Price £349,950**

**DBK**  
ESTATE AGENTS



## **Westbourne House, Wheatlands, TW5 0SJ**

### **Guide Price £349,950**

Introducing a modern apartment with No Onward Chain boasting a remarkable 940 years lease and a Share of Freehold.

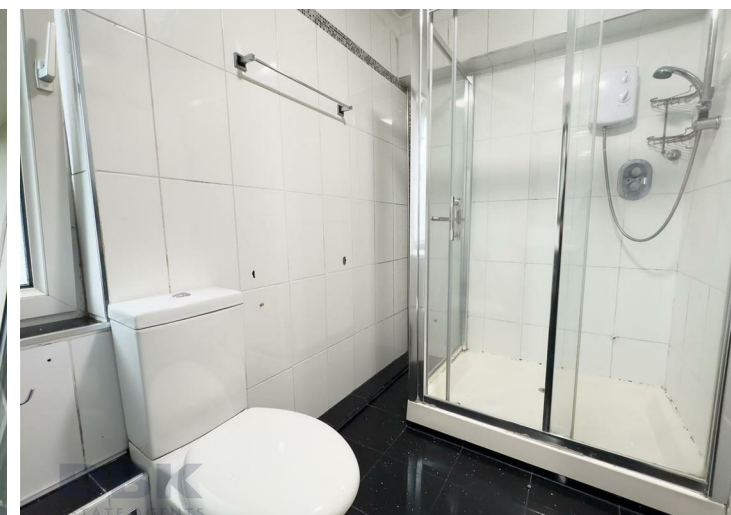
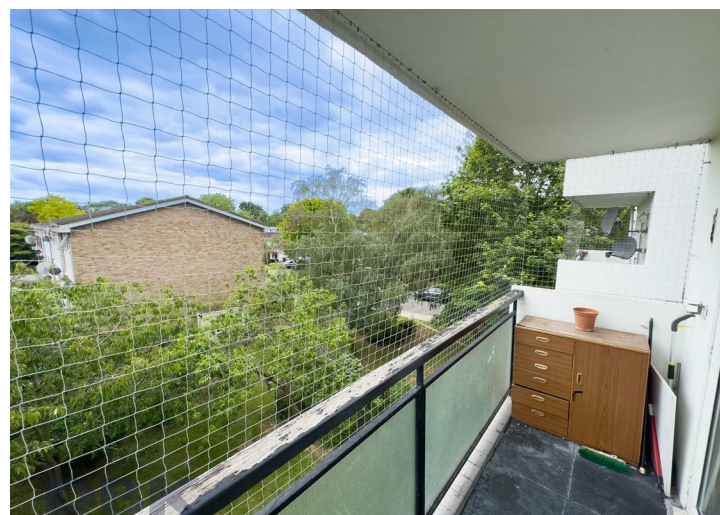
This stylish residence features two double bedrooms, an open-plan kitchen seamlessly flows into a spacious reception area creating an ideal space for relaxation and entertaining. The contemporary shower room/WC adds a touch of elegance and the outdoors can be enjoyed on your private balcony.

Added benefits include ample on-street parking along with a private garage, storage shed on the ground floor, a secure video entry system and lift servicing all floors.

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, good local amenities and Heston Primary & Secondary School. In addition, direct transport links to London Heathrow Airport, Hounslow Central & East Underground Stations as well as walking routes to Osterley Station.

## Key Features

- No Onward Chain
- Modern Apartment
- Two Double Bedrms
- Open Plan Modern Kitchen and Spacious Reception Area
- Shower Room/ WC
- Gas Central Heating
  - Private Balcony
- Ample On Street Parking + Garage
- Osterley Underground Station 0.8 miles
- 940 Years Lease + Share of Freehold



### Lease

Approx. 940 Years Lease

### Service Charge

£4,532.00 per annum

### Ground Rent

NIL



Est. 1982

TOTAL APPROX. FLOOR AREA 884 SQ.FT. (82.1 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		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	