



Bellamy House, Heston, TW5 0UY
Guide Price £279,950

DBK
ESTATE AGENTS



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Ideal for CASH BUYERS ONLY, this 13th-floor apartment offers spacious, elevated living with panoramic views.

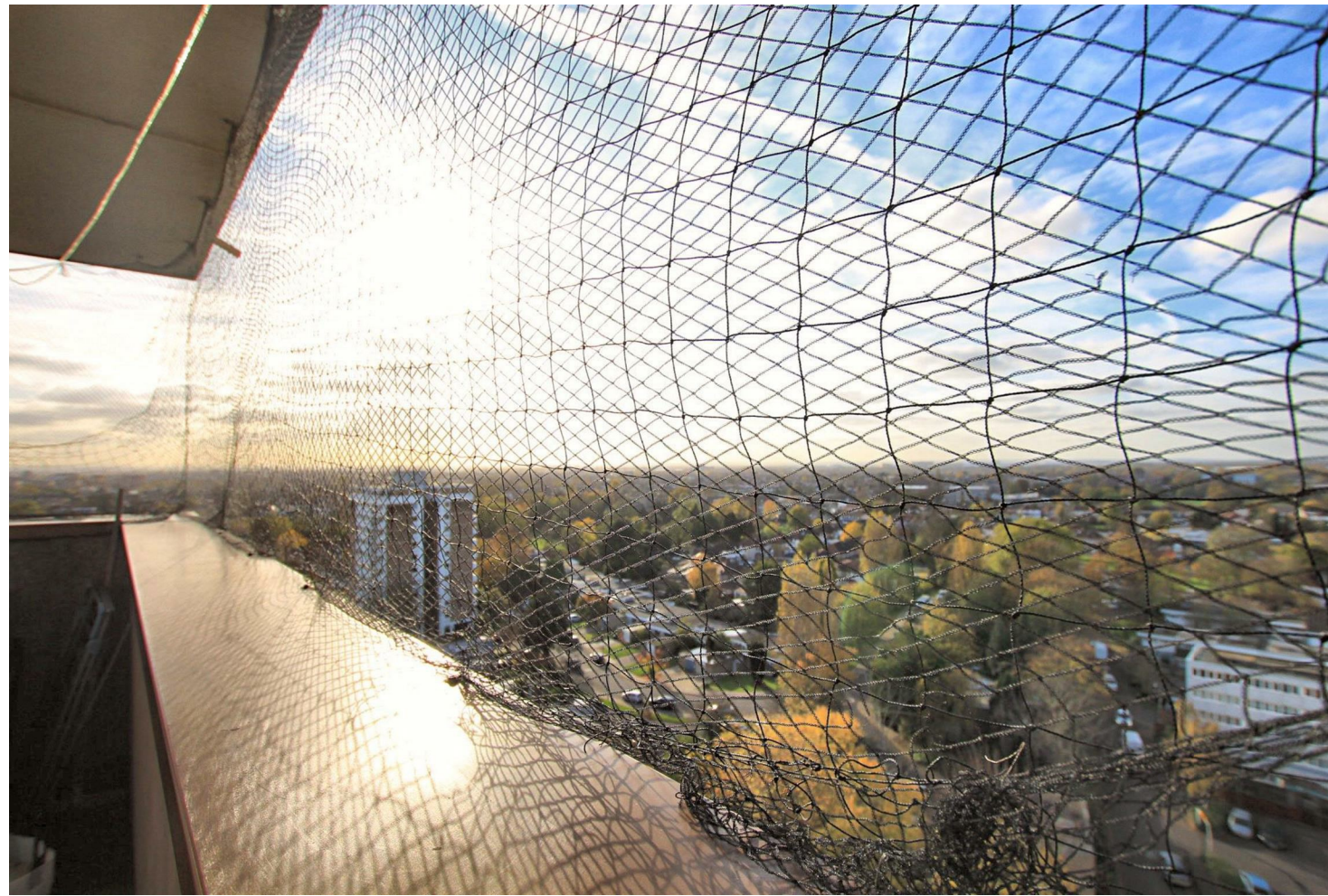
Inside, the apartment features two large bedrooms, a welcoming reception room, a separate kitchen, and a family bathroom with an additional WC, providing convenience for everyday living. The private balcony is perfect for unwinding and taking in scenic views, while the building includes lifts servicing all floors, a secure entry system and a 118 years lease for peace of mind.

Residents benefit from access to beautifully landscaped communal gardens and a children's play area as well as ample parking for both residents and visitors, with no permits required.

Located in the popular and well maintained area which offers direct 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

- Cash Buyers Only
- 13th Floor Apartment with Scenic Views
 - Two Large Bedrooms
 - Reception Room
 - Separate Kitchen
- Family Bathroom + Additional WC
 - Private Balcony
- Lifts Servicing All Floors + Secure Entry System
- Communal Gardens + Childrens Play Area
- Ample Parking for Residents + Visitors (No Permits Required)



Lease

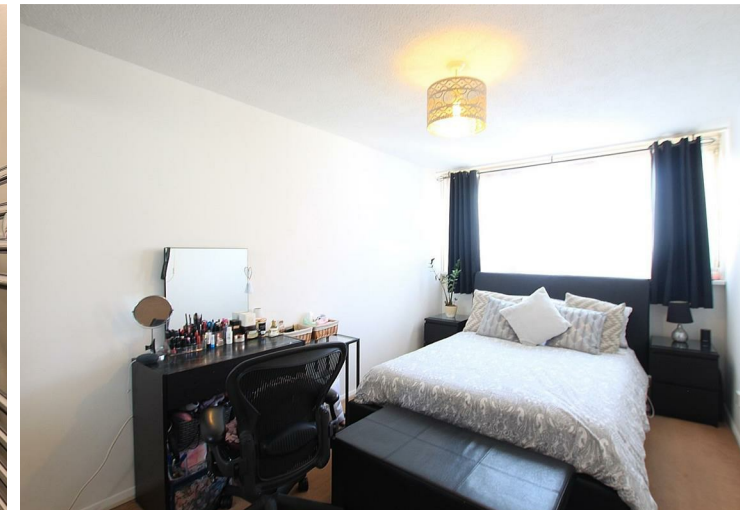
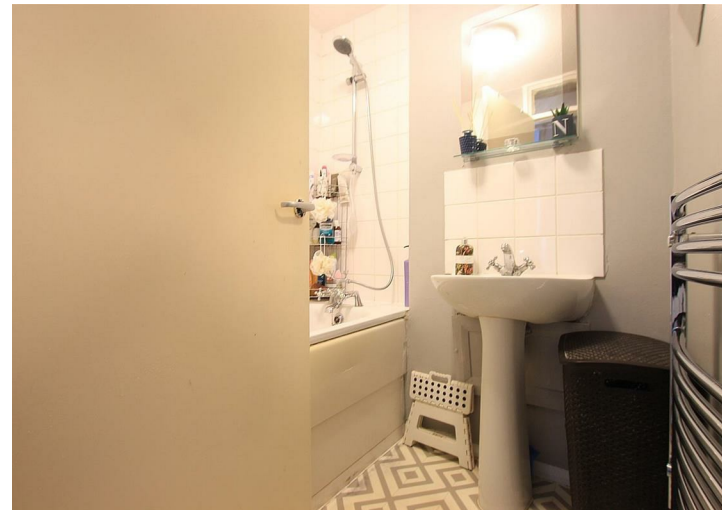
118 years remaining

Service Charge

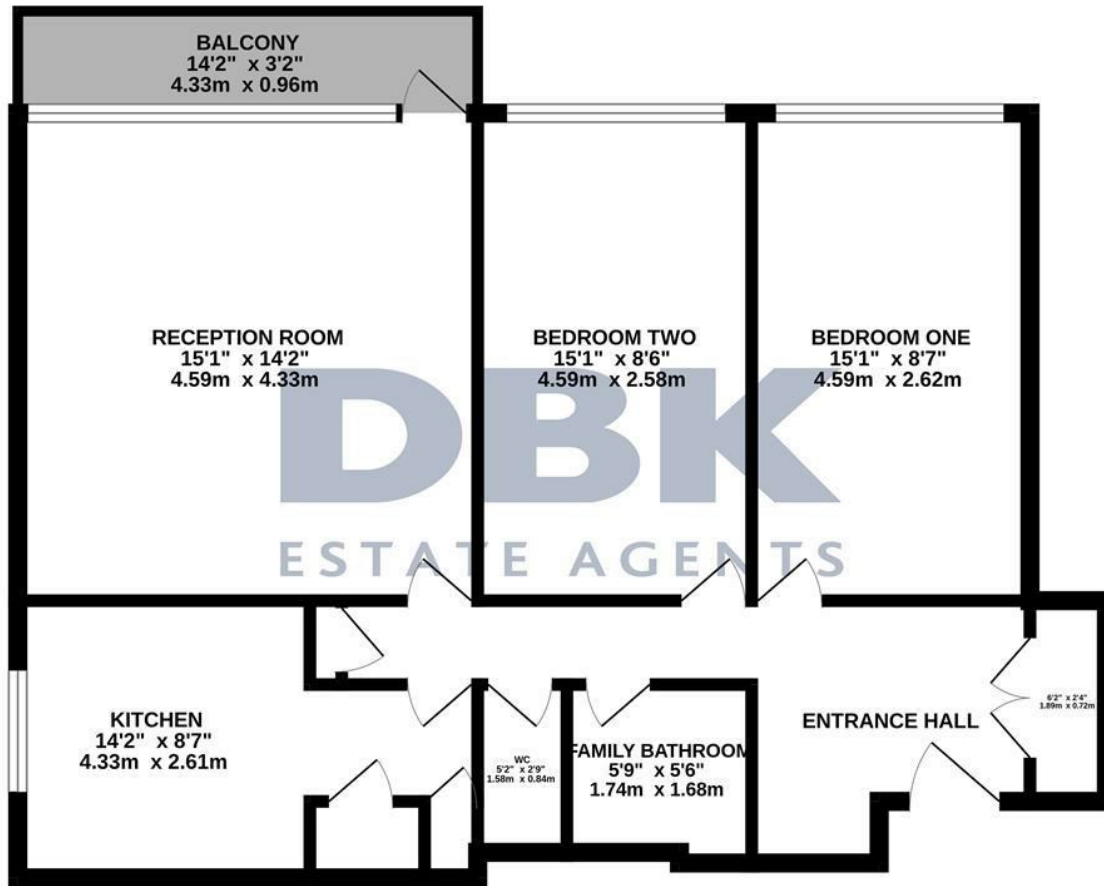
£1,494.24 per annum

Ground Rent

£10.00 per annum

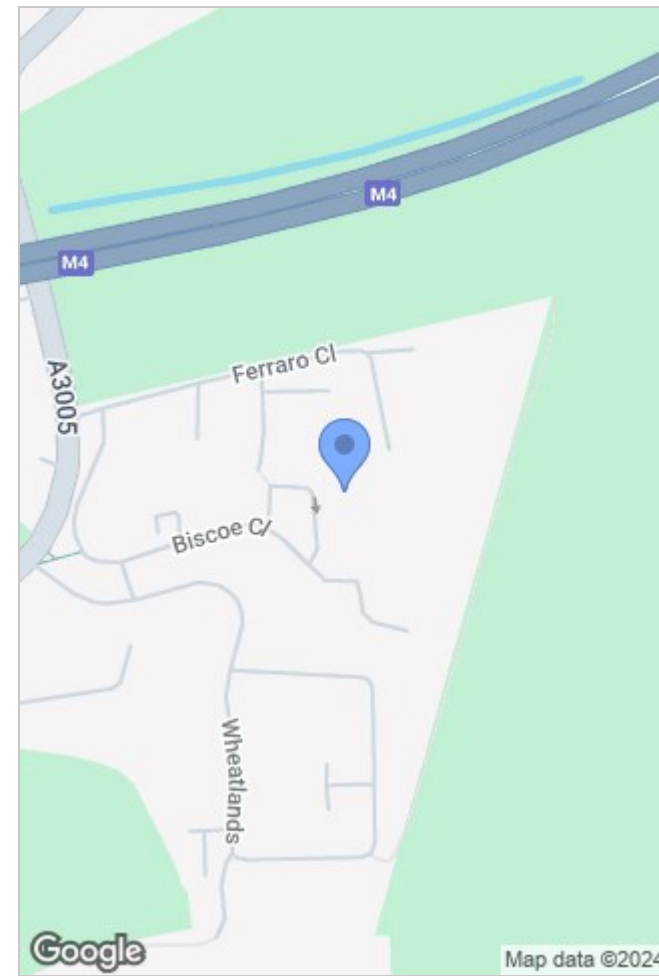


GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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		76	76
(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	