



**Marchside Close, Heston, TW5 9BX**  
**Guide Price £265,000**

**DBK**  
ESTATE AGENTS





## Marchside Close, Heston, TW5 9BX

### Guide Price £265,000

This beautifully presented ground-floor apartment offers a perfect blend of comfort and convenience, just a short walk from Hounslow West Station.

Designed for modern living, the property features two well-proportioned bedrooms, a bright and inviting reception room, and a stylish kitchen with integrated appliances. The family bathroom is thoughtfully designed to provide both functionality and elegance.

With approximately 149 years remaining on the lease, this home also benefits from access to well-maintained communal gardens and the added convenience of allocated parking.

Located in the leafy and picturesque village of Heston, it lays nearby to open green space which has had plans approved to be regenerated into a National Park. The property also sits in the catchment to many local and reputable schools as well as walking distance to Hounslow West Underground Station. The A4/M4 serves Central London, Heathrow Airport and neighbouring towns for motorists.



## Key Features

- Ground Floor Apartment
- Walking Distance to Hounslow West Station
  - Two Bedrooms
- Kitchen with Integrated Appliances
  - Reception Room
  - Family Bathroom/ WC
- Approx. 149 Years Lease
  - Communal Gardens
  - Allocated Parking
- Well Presented Throughout



### Lease

149 years remaining

### Service Charge

£1,020.00 per annum

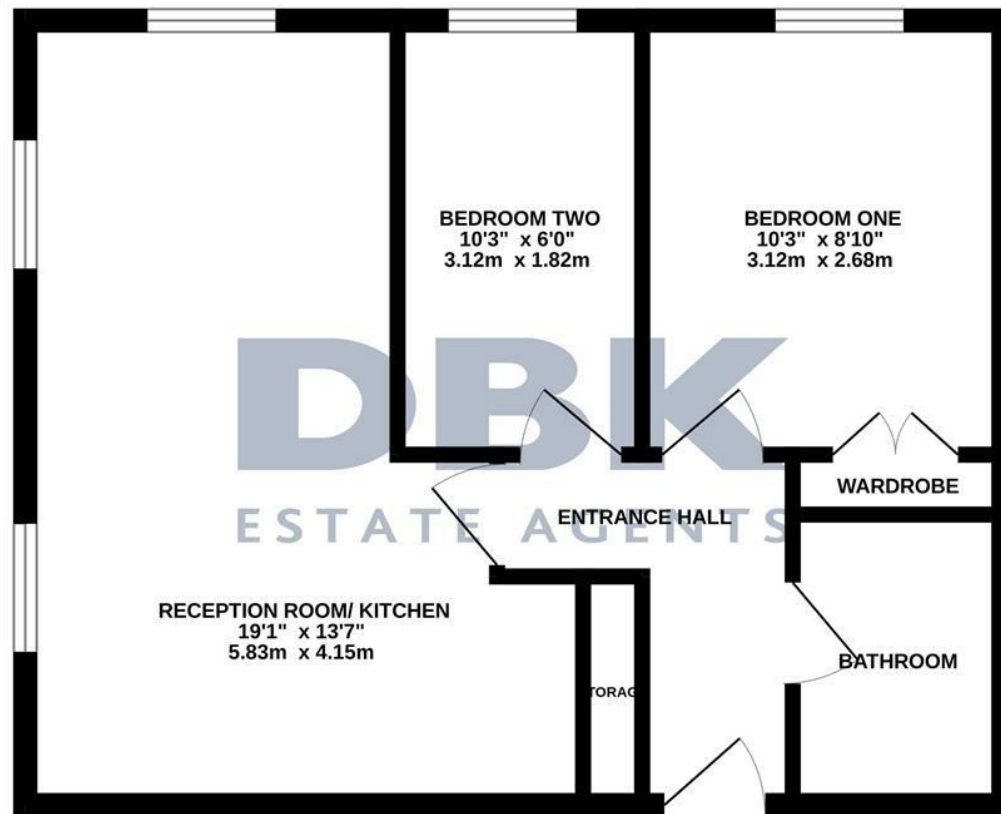
### Ground Rent

£640.00 per annum



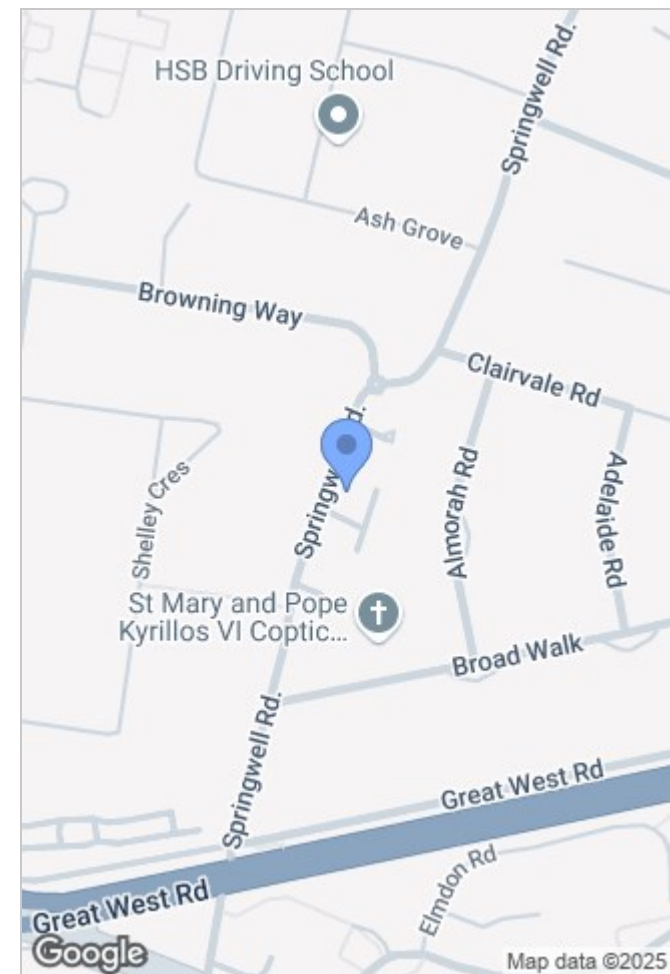


457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 457 sq.ft. (42.4 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	75
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		