



**Harlech Gardens, Heston, TW5 9PS**  
**Guide Price £245,000**

**DBK**  
ESTATE AGENTS



## Harlech Gardens, Heston, TW5 9PS

### Guide Price £245,000

This spacious top-floor apartment is available with No Onward Chain.

The apartment offers a well-balanced layout with two double bedrooms, a large reception room, and a separate kitchen. The family bathroom is complemented by additional storage within the apartment, along with a convenient ground-floor storage shed.

The property benefits from approximately 90 years remaining on the lease and access to well-maintained communal gardens. Ample parking is available without the need for a permit, while a secure entry system provides added peace of mind. Please note, there is no lift access to the apartment.

Sited on the borders of Heston and Cranford this property does not fall short of transport links to London Heathrow Airport, Hounslow West Underground Station (serving Piccadilly Line into Town) as well as Southall, Hayes & Harlington Overground Stations. Reputable schooling such as Cranford Community College just a stones throw away with the added bonus of Costco Superstore and Bulls Bridge 24hr Tesco.

## Key Features

- No Onward Chain
- Top Floor Apartment - No Lift
  - Two Double Bedrooms
  - Large Reception Room
    - Kitchen
    - Family Bathroom
- Storage within Apartment + Ground Floor Storage Shed
- Approx. 90 Years Lease
- Communal Gardens + Ample Parking (No Permit Required)
  - Secure Entry System



### Lease

90 years remaining

### Service Charge

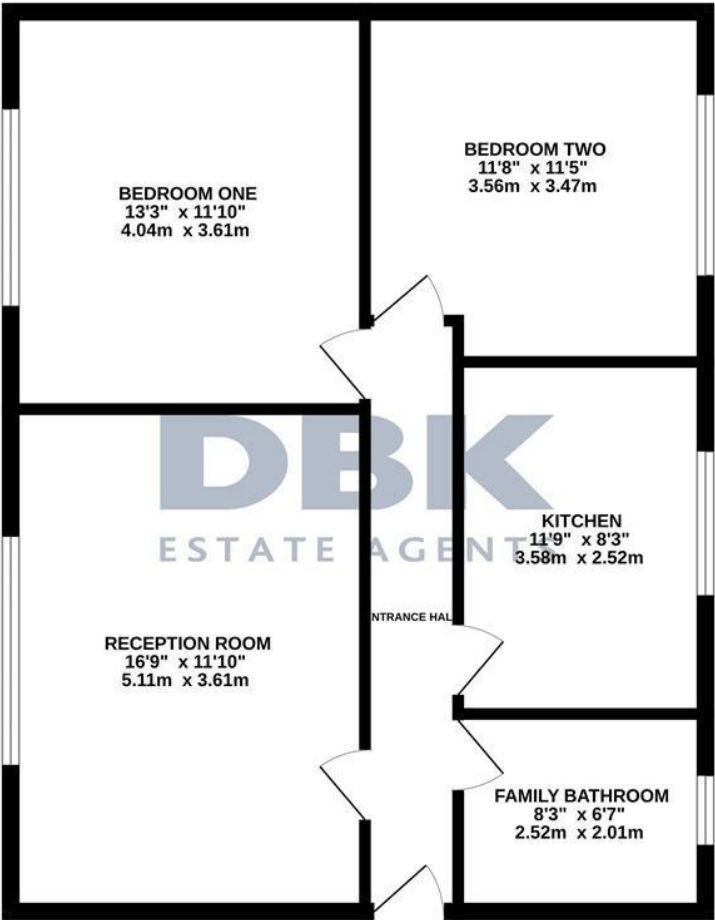
£992.52 per annum

### Ground rent

£10.00 per annum



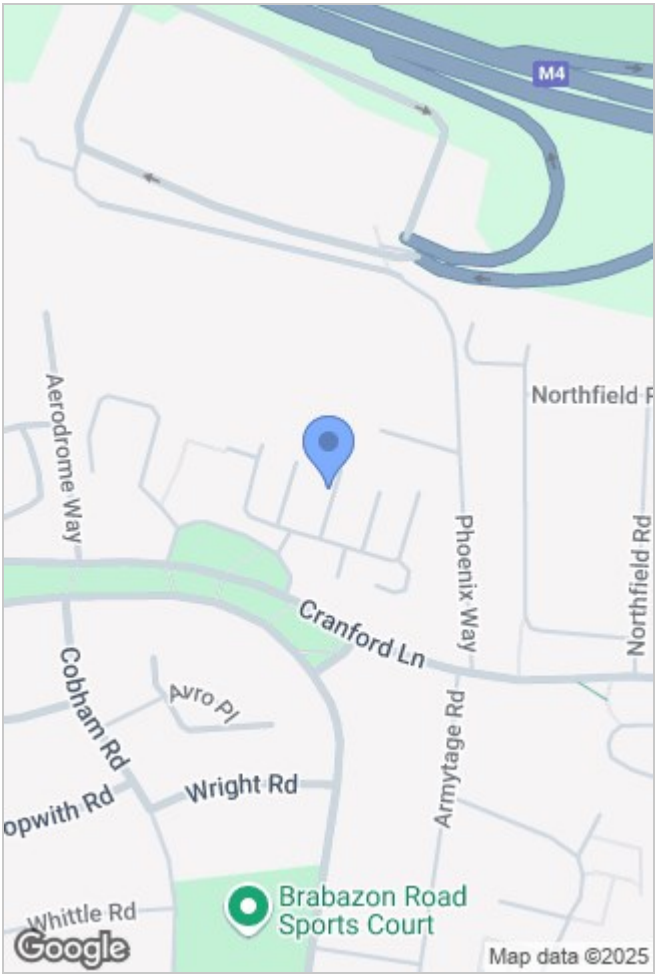
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.8 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) 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                                         |         |           |