



**Church Road, Heston, TW5 0LB**  
**Guide Price £310,000**

**DBK**  
ESTATE AGENTS



## Church Road, Heston, TW5 0LB Guide Price £310,000

Spacious ground floor apartment with garage and No Onward Chain!

This well-presented ground floor apartment offers comfortable and convenient living and comprises of two bedrooms, a generously sized reception room, a modern kitchen, and a family bathroom. The layout also benefits from ample built-in storage, adding practicality to the space.

Externally, the property includes a garage located in a nearby block, with additional parking available for residents and guests as well as communal gardens.

With 91 years remaining on the lease and share of freehold, this apartment offers both security and long-term value.

The property is sited within very close proximity to many local amenities and reputable schools including Westbrook Primary School as well as bus links towards Heathrow Airport and Hounslow Town Centre. In addition, for those working in The City, Osterley Underground Station is within a short distance which is served by the Piccadilly Line.

## Key Features

- No Onward Chain
- Ground Floor Apartment
  - Two Bedrooms
  - Reception Room
    - Kitchen
  - Family Bathroom
- 91 Years Lease
- Ample Storage
- Garage in Block
- Parking Available



### Lease

Share of Freehold  
91 years remaining

### Service Charge

£1,416.00 per annum

### Ground Rent

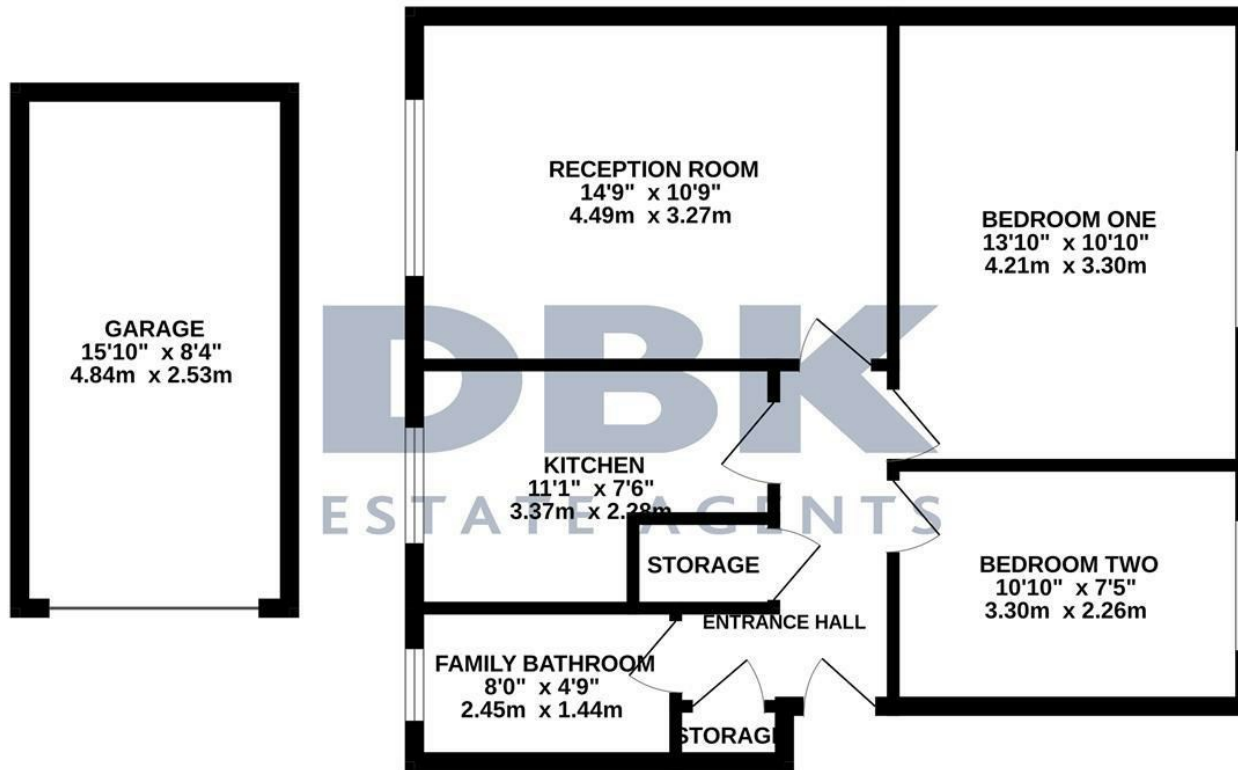
£15.00 per annum

### Garage

In block

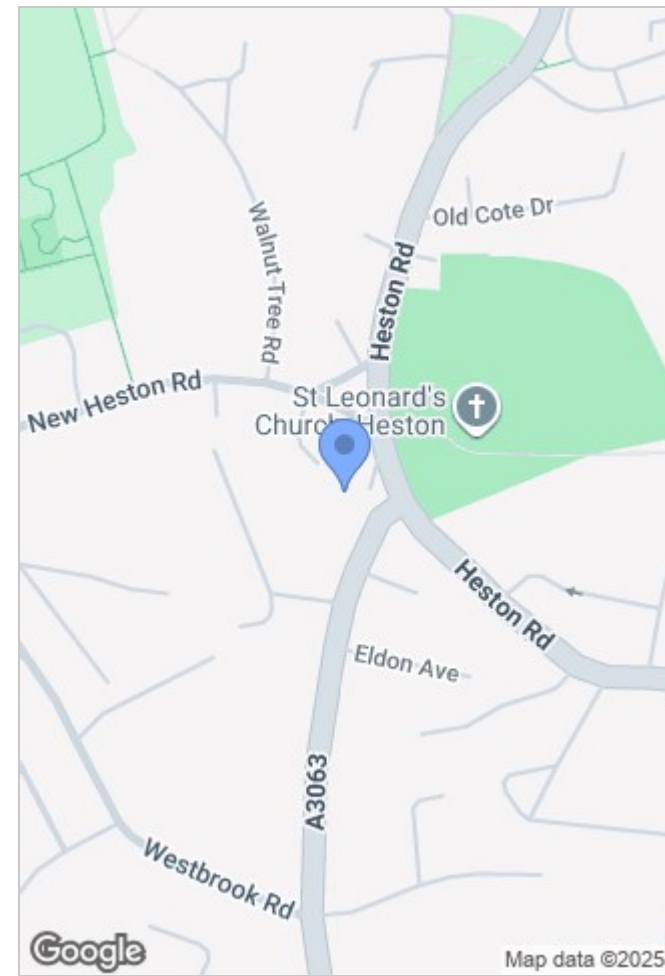


694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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			
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	