



Heston Road, Heston, TW5 0QW
Guide Price £340,000

DBK
ESTATE AGENTS



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This modern first-floor maisonette offers stylish, well-balanced living with the added benefit of a long 990-years lease and exciting potential to extend into the loft space, subject to planning permission.

The property features two bedrooms, a bright and inviting reception room and a contemporary kitchen fitted with integrated appliances, complemented by a sleek family bathroom. Outside, there is a private front garden and convenient parking at the rear.

Sited within close proximity to local amenities and reputable schools; including Heston Community School and Lampton School as well as bus links to Heathrow Airport and Hounslow Town Centre. In addition, for those working in The City, Osterley and Hounslow Central Underground Stations are within a short distance which is served by the Piccadilly Line. The property also provides excellent access to both the M4 and M25.



Key Features

- **Modern First Floor Maisonette**
- **Loft Space Included (Scope for Development stpp)**
- **990 Years Lease + Share of Freehold**
 - Two Bedrooms
 - Reception Room
- **Modern Kitchen with Integrated Appliances**
- **Stylish Family Bathroom Suite**
 - Front Garden
 - Parking at Rear of Property
- **Circa 616 Sq.Ft (Without Loft Space)**



Lease

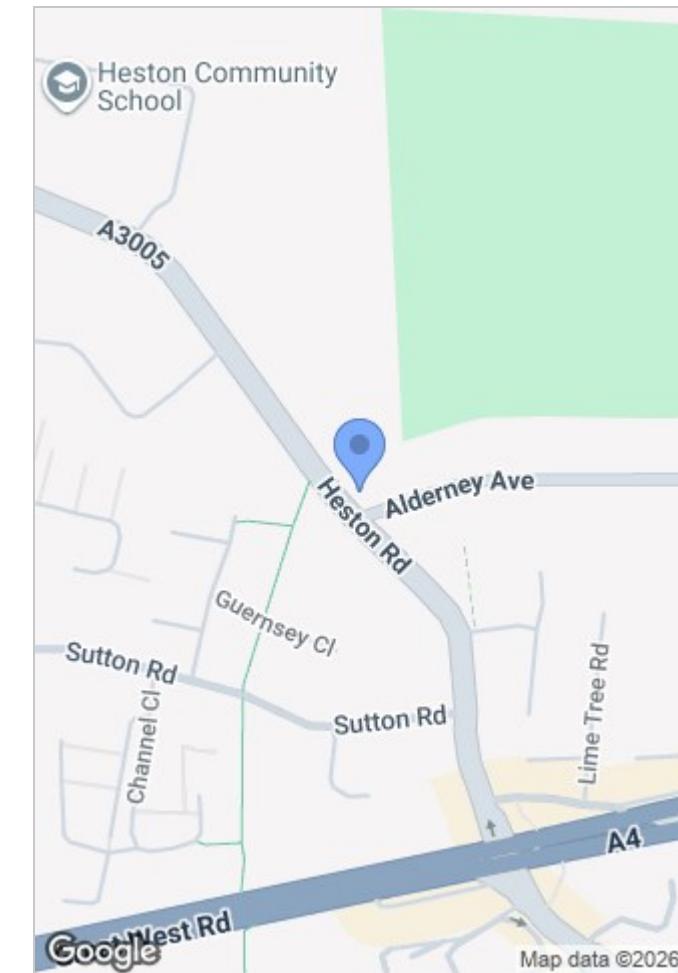
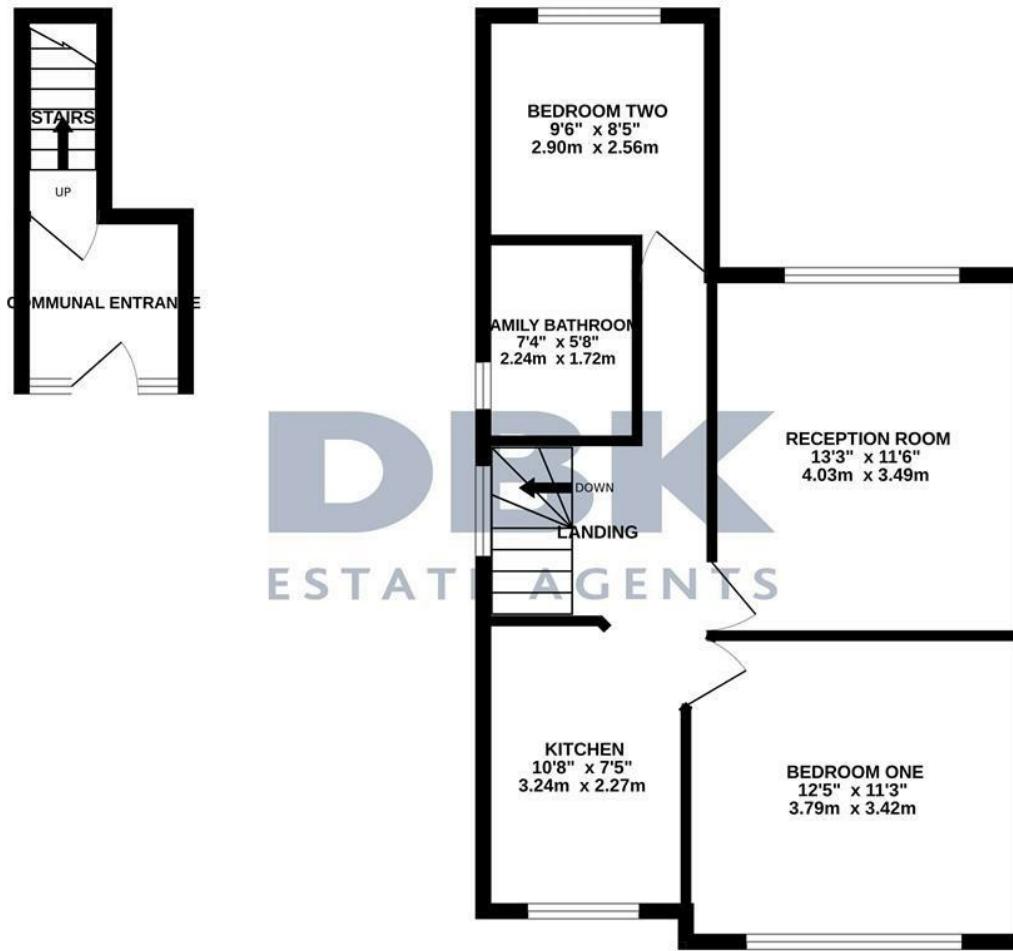
Share of Freehold
990 years remaining

Buildings Insurance
£148.00 per annum

Ground Rent
NIL

Parking

At rear of property (access from Alderney Avenue)



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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			