



**Hunting Place, Heston, TW5 0NP**  
**Guide Price £345,000**

**DBK**  
ESTATE AGENTS



## Hunting Place, Heston, TW5 0NP

### Guide Price £345,000

Presenting this exquisite apartment with a modern and alluring interior, situated on a secluded private road. Spanning approximately 715 sq.ft, this residence features two bedrooms, including a master bedroom with an en suite, a stylish family bathroom suite, and a contemporary kitchen with integrated appliances that seamlessly flows into a spacious reception area. French doors open to a private balcony, offering a perfect blend of indoor and outdoor living.

Benefitting from an advantageous 116-year lease, the property includes allocated parking, a secure video entry system, direct gated access to Heston Park, gas central heating, and double-glazed windows. A valid NHBC warranty adds an extra layer of assurance.

Conveniently positioned, the apartment provides easy access to bus links connecting to Hounslow West Station, London Heathrow Airport, and Hounslow Town Centre. It is also within walking distance to reputable schools such as Westbrook Primary and Heston Community School. Local amenities, including the recently inaugurated Heston Pools and Fitness, are just a short stroll away. For motorists, quick access to the A4/M4 ensures seamless connections to neighboring towns. This property is a harmonious blend of comfort, style, and accessibility, offering a sophisticated living experience.

## Key Features

- **Exquisite & Modern Apartment**
  - **Two Sizeable Bedrooms**
  - **Two Bathrooms**
- **Contemporary Kitchen with Integrated Appliances**
  - **Private Balcony**
  - **Allocated Parking Space**
  - **Lift Servicing All Floors**
- **Advantageous 116 Years Lease**
  - **Large Reception Room**
  - **Valid NHBC Warranty**



### LEASE

116 years remain

### SERVICE CHARGE

£3,544.64 per annum

### GROUND RENT

£250 per annum

### BUILDINGS INSURANCE

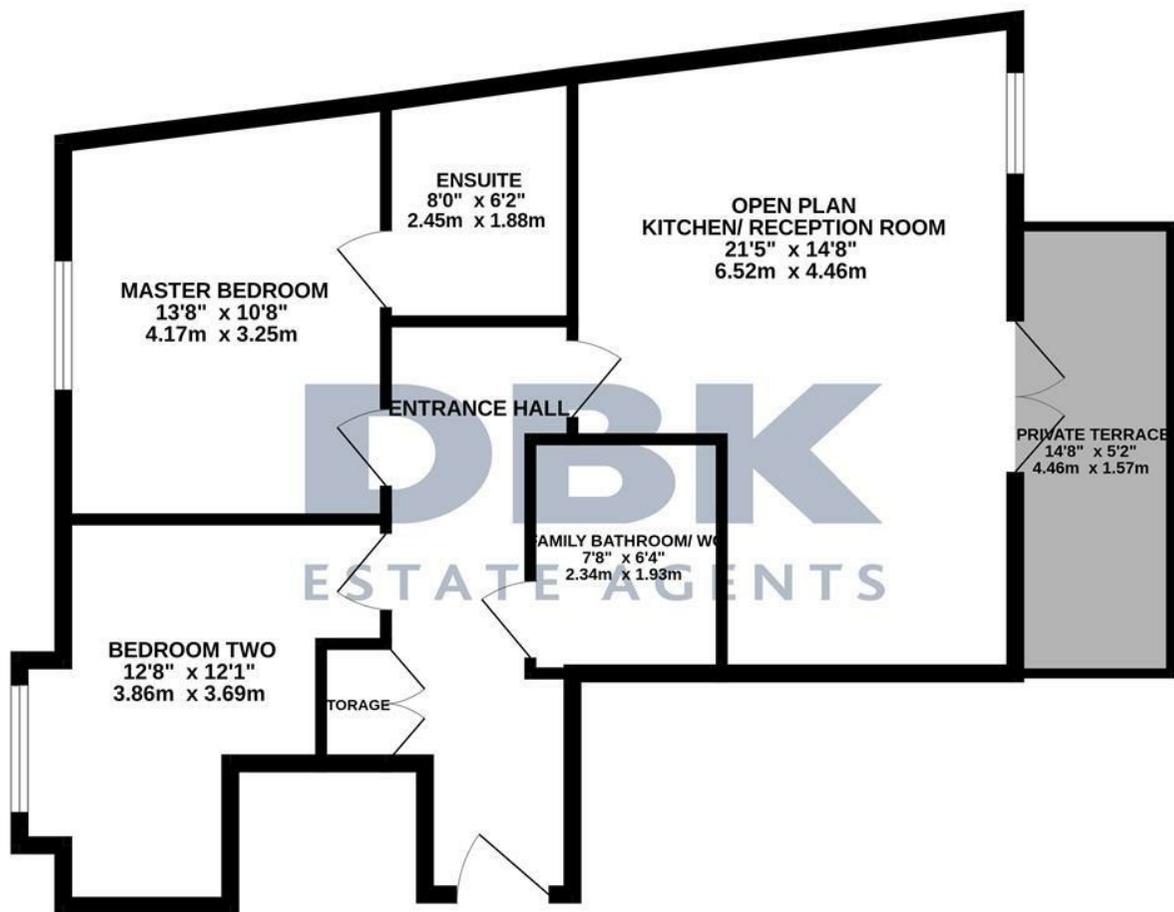
Included within service charge

### PARKING

Allocated parking space



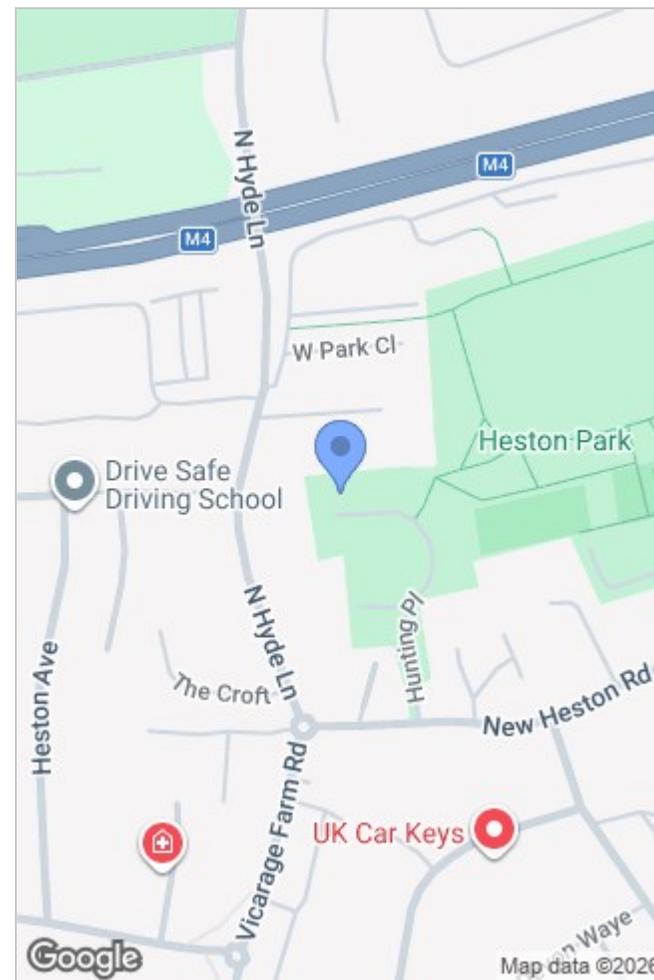
THIRD FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



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TOTAL FLOOR AREA : 715 sq.ft. (66.4 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		86	86
(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	