



**Shaw  
& Co**  
ESTATE  
AGENTS

OFFERS OVER

**£260,000**

**Harlech Gardens**

Hounslow, TW5 9PU

**Shaw  
& Co**



## PROPERTY SUMMARY

Spacious Two-Bedroom Split Level Flat - Heston/Cranford Borders.

Located on the first floor and set over two levels, this well proportioned two-bedroom split-level flat offers generous living space in a highly convenient location on the borders of Heston and Cranford.

The property is in fair condition throughout and features two good sized bedrooms, a living area, separate kitchen and family bathroom. The split level layout provides a sense of space and separation, ideal for both families and professionals.

The flat benefits from excellent transport links and local bus routes. It is also within close proximity to highly rated schools, local shops & amenities, making it a great choice for first time buyers, small families or investors.

Contact us today to arrange your viewing.

Tenure: Leasehold 89 Years  
Annual Service Charge: £1,126.34  
Annual Ground Rent: £10

2



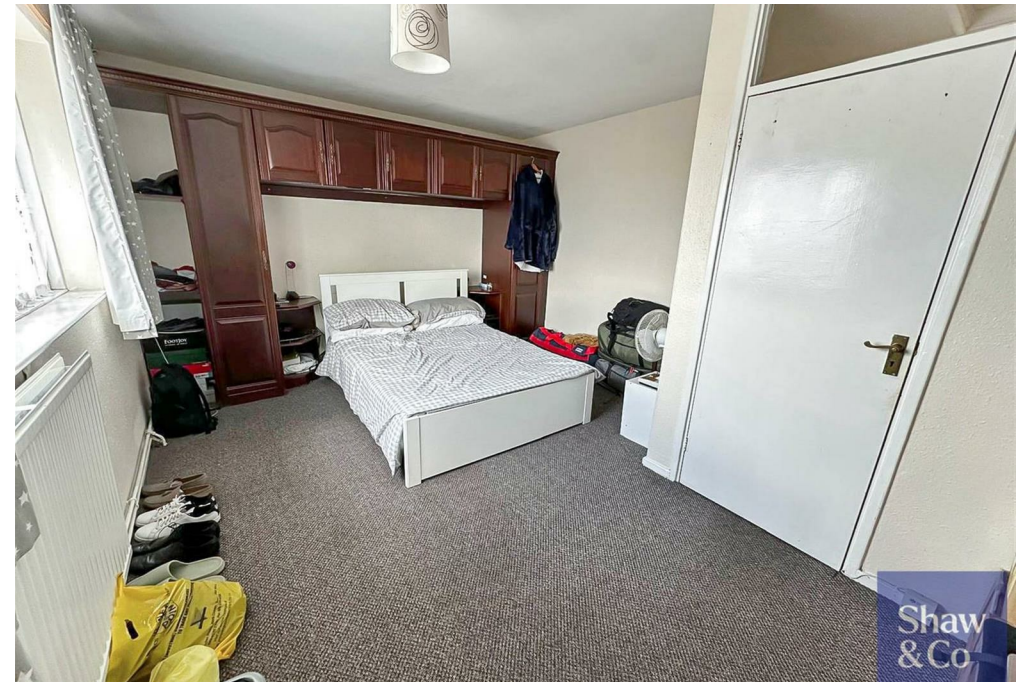
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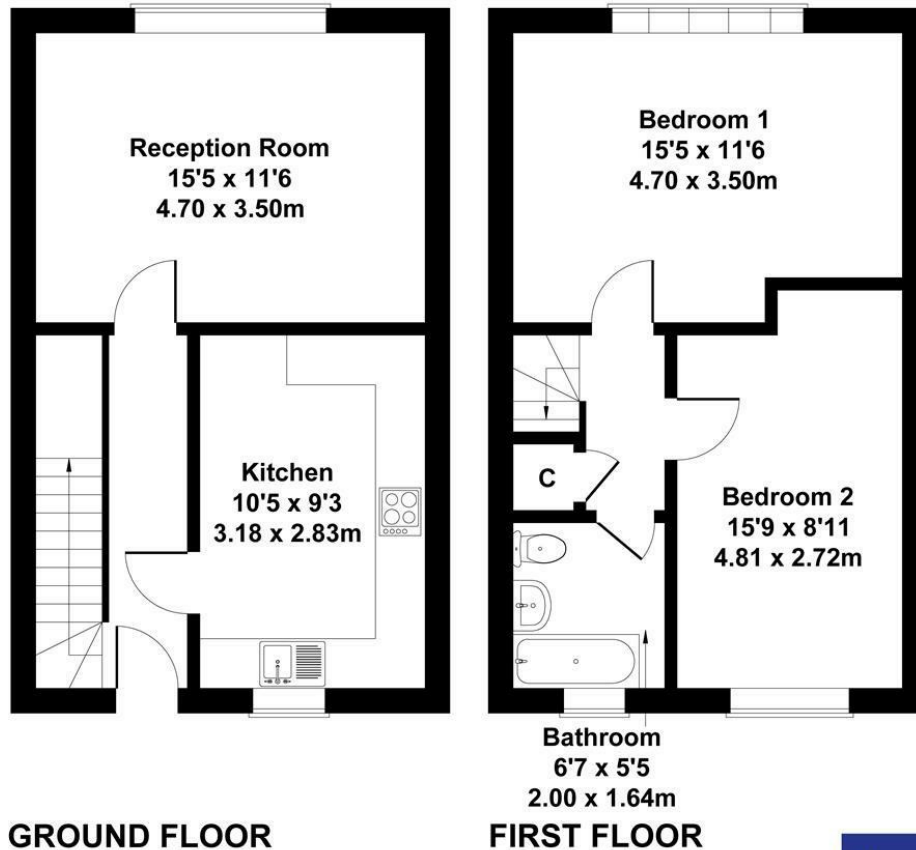






# Harlech Gardens, Hounslow

Approximate Gross Internal Area  
797 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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## LOCAL AUTHORITY

Hounslow

## TENURE

Leasehold

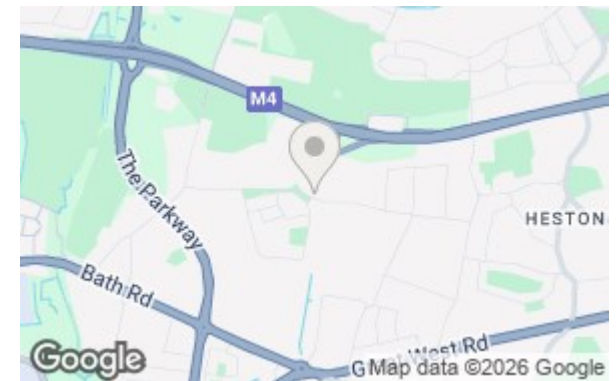
## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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