



**Wheatlands, Heston, TW5 0SG**  
**£499,950**

**DBK**  
ESTATE AGENTS



## Wheatlands, Heston, TW5 0SG £499,950

This fabulous terraced townhouse offers a perfect blend of space, style, and convenience.

Featuring four well-proportioned bedrooms, the home provides ample accommodation for families or professionals. The modern kitchen, complete with integrated appliances, seamlessly flows into a spacious dining area, creating an inviting space for entertaining. A bright and airy reception room offers a comfortable setting for relaxation. The property includes a family bathroom and a convenient downstairs cloakroom for added practicality.

Outside, the generous 35ft x 20ft rear garden provides a private outdoor retreat with added convenience of rear gated access. Off-street parking and an integral garage ensure easy and secure parking. With an impressive lease of approximately 940 years, this home presents excellent long-term security.

Located in the popular and well maintained area known as Wheatlands which offers direct access into Osterley Park and is within walking distance to local bus routes, ample local amenities and reputable school including Westbrook Primary and Heston School. Osterley Underground Station and Southall Overground Station provide direct links into The City. For motorists the A4/ M4 can be found within close proximity.

## Key Features

- **Fabulous Terraced Town House**
  - **Four Bedrooms**
- **Modern Kitchen with Integrated Appliances + Diner**
  - **Reception Room**
  - **Family Bathroom**
  - **Downstairs Cloakroom**
- **35ft x 20ft Rear Garden**
  - **Off Street Parking**
  - **Integral Garage**
- **Approx. 940 Years Lease**



### LEASE

Approximately 940 years remaining

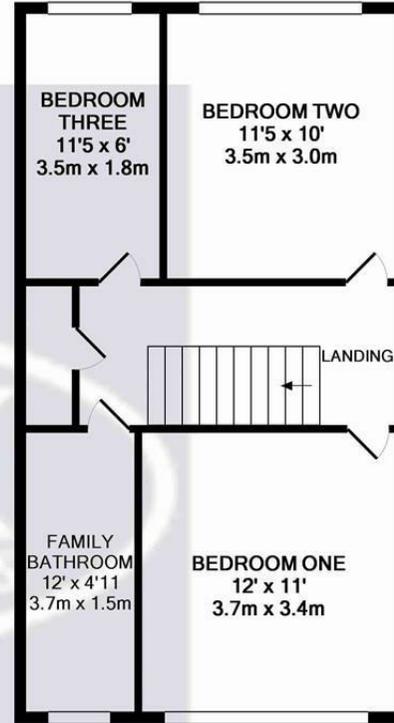
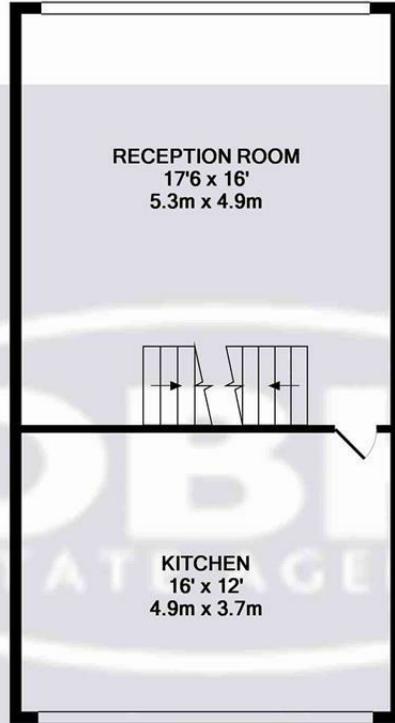
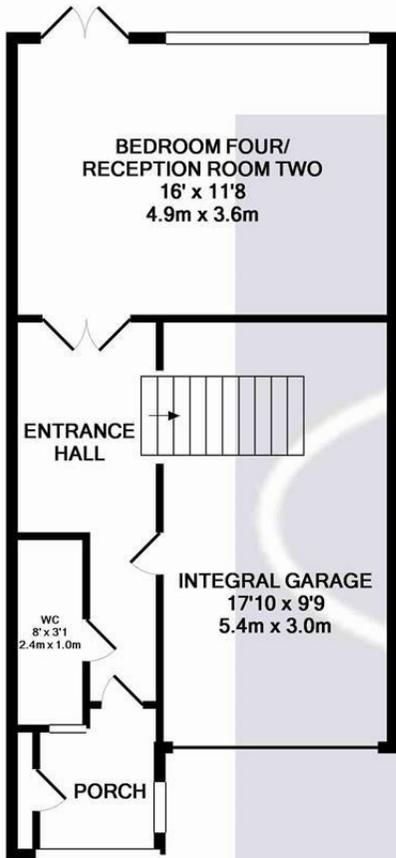
### SERVICE CHARGE

£474.00 per annum

### GROUND RENT

£15.00 per annum





FIRST FLOOR  
APPROX. FLOOR  
AREA 472 SQ.FT.  
(43.8 SQ.M.)

SECOND FLOOR  
APPROX. FLOOR  
AREA 472 SQ.FT.  
(43.8 SQ.M.)

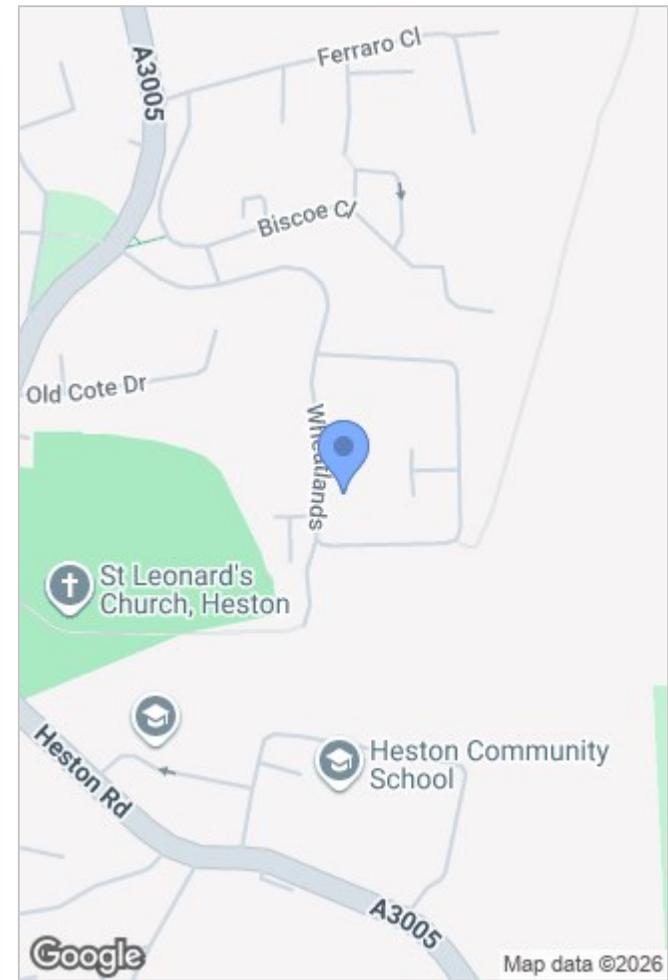
GROUND FLOOR  
APPROX. FLOOR  
AREA 499 SQ.FT.  
(46.4 SQ.M.)

Est. 1982

TOTAL APPROX. FLOOR AREA 1443 SQ.FT. (134.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	

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