

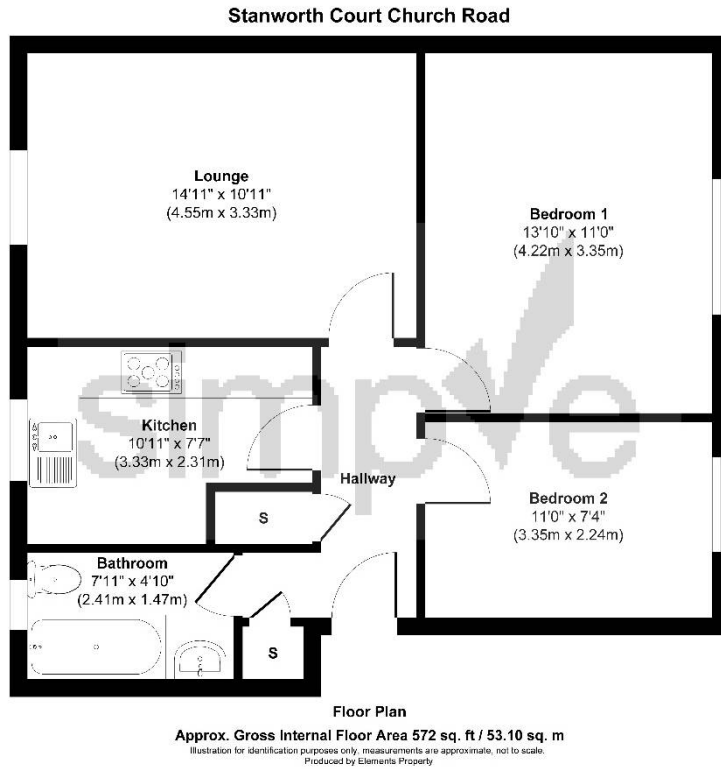


## £300,000 Leasehold

Stanworth Court, Church Road, Heston, TW5

Simple Estate Agents is pleased to introduce this two-bedroom first-floor apartment, conveniently situated near local amenities and featuring the added advantage of a garage. The property boasts ample parking, laminate flooring, a modern kitchen, and bathroom, along with the convenience of a garage. Ideally positioned within a short walking distance to shops, bus stops, and local schools, this property is an excellent choice for a first-time buyer or a buy-to-let investment opportunity.

# Stanworth Court, Church Road, Heston, TW5



Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

## Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 26 sec (262 ft) Follow Pump Ln, The Pkwy/A312 and Hayes Rd to Wentworth Rd in Hounslow 7 min (2.0 mi) Continue on Wentworth Rd. Take N Hyde Ln to Heston Rd/A3005 in Heston 6 min (1.8 mi) Continue on Heston Rd/A3005. Drive to Church Rd/A3063 27 sec (407 ft) TW5 0LB Heston, Hounslow

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Vary environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.