



£325,000 Leasehold

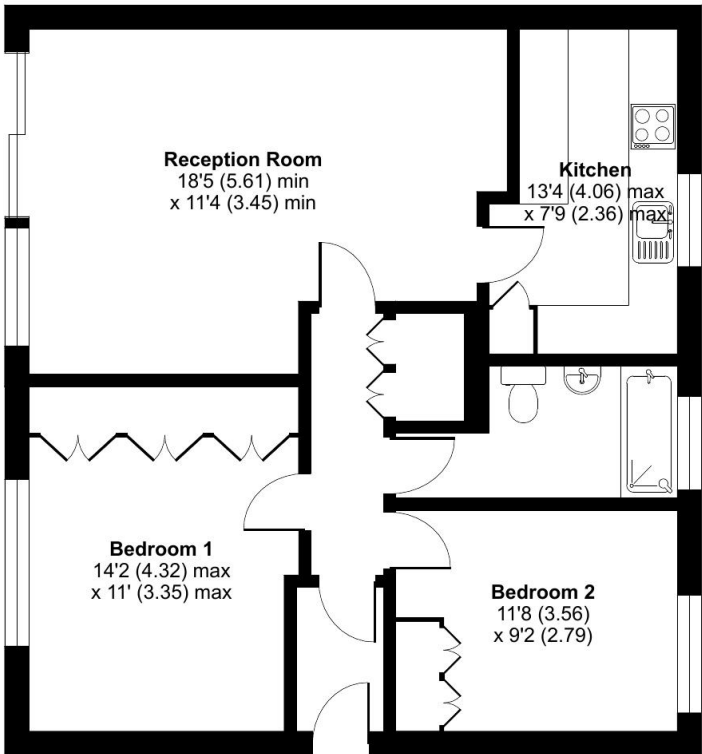
Wheatlands, Heston, TW5

MODERN GROUND FLOOR APARTMENT WITH NO ONWARD CHAIN! Simple Estate Agents are proud to present this beautifully updated two double bedroom ground floor apartment, located on a sought-after private road in the ever-popular Wheatlands area. The property has been recently modernised throughout and offers a bright open-plan kitchen and reception area, complete with a stylish breakfast bar-perfect for both relaxing and entertaining. A sleek family bathroom/WC and two generously sized double bedrooms complete the internal layout. Further benefits include a private patio area, access to well-maintained communal gardens, secure entry intercom system, a garage in block, and ample parking for residents and visitors. Situated on a quiet no-through road, the property provides direct access to Osterley Park and is within easy reach of local amenities,

Wheatlands, Heston, TW5

Wheatlands, Hounslow, TW5

Approximate Area = 764 sq ft / 71 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Simple Estate Agents. REF: 1317281

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Directions

Head north-west towards Coldharbour Ln 6 sec (69 ft) ? Follow Coldharbour Ln and Uxbridge Rd/A4020 to Woodlands Rd in Southall 8 min (1.7 mi) ? Take Beaconsfield Rd to South Rd/A3005 4 min (0.7 mi) ? Continue on A3005 to Hounslow 9 min (1.8 mi) ? Drive to Wheatlands 56 sec (0.2 mi)

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
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.