





**\*Cash Buyers Only\*** Hiltons Estates brings to the market this well priced maisonette within a prime location. This property benefits from being on the ground floor and split level providing ample space for reception, kitchen and bedroom areas. The ground floor comprises of a spacious lounge and fully fitted kitchen furnished to a well standard. The first floor boasts two bedrooms and the family bathroom. Lease years remaining 93, Service charge £1,600per annum, Ground rent £100per annum. Situated within a highly desirable are of Heston, Hounslow. Located on a sought after road, close to recommended schools, local amenities, as well as the M4, M25, M3 and around the corner to Heathrow Airport. Surrounding areas such as Hayes and Southall are also within easy access. A fantastic opportunity for families or Investors!!! Viewings Highly Recommended!!

Two Bedroom Ground Floor Flat

Communal Garden and Parking

Close to local amenities, shops, and recommended schools

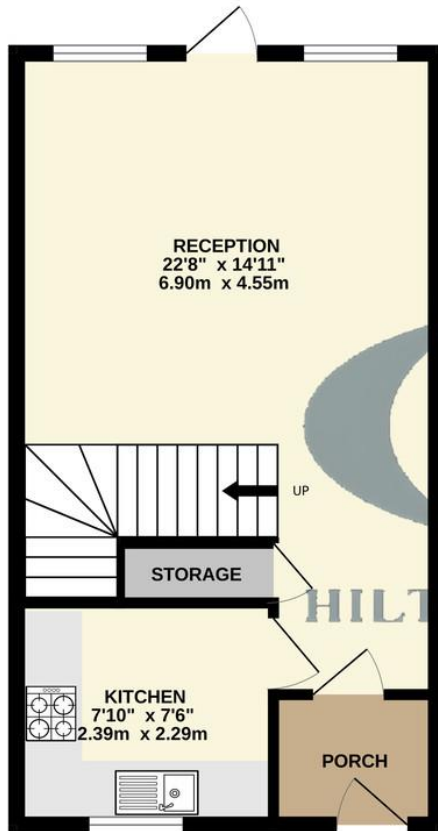
Brilliant transport links Heathrow, Central London, M4, M25,and M40

Lease 93 years, Service Charge £1,600pa, Ground Rent £100pa

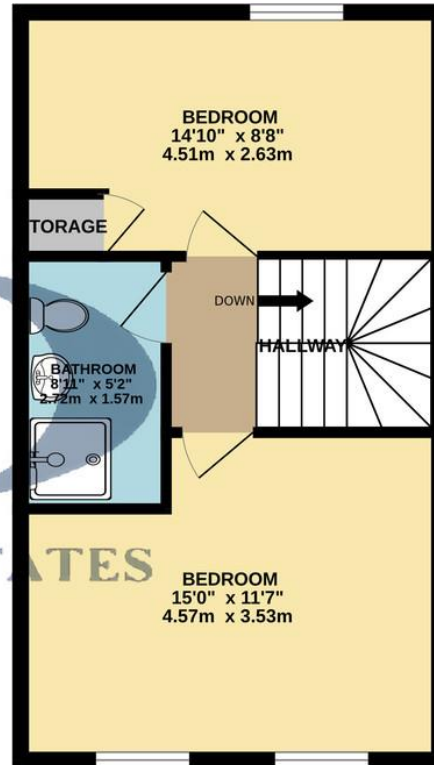




GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	64 D
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 780 sq.ft. (72.5 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.