



# Flat 1, 131 Heston Road

Hounslow, TW5 0RD



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# Heston Road

Hounslow, TW5 0RD

Blue Estate Agents are delighted to present to the market this substantial and rare freehold investment opportunity, situated in the vibrant heart of Heston, Hounslow on the ever-popular Heston Road, TW5. This impressive property comprises two well-proportioned residential flats and a long leased out commercial unit, offering a total internal space of over 1900 sq. ft (excluding the commercial premises). Whether you're an investor seeking a high-yield, low-maintenance asset or a discerning home buyer exploring multi-unit living options, this property offers outstanding potential and flexibility.

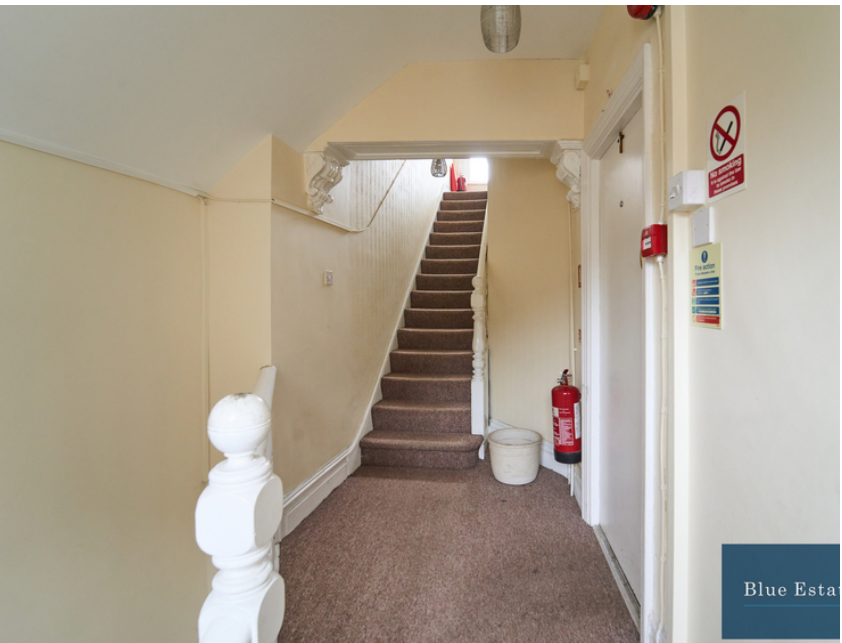
As you approach the property, you're welcomed by a communal entrance leading to Flat One, which occupies the entire first floor. This generously sized flat has been thoughtfully laid out to cater to comfortable, modern living. The heart of the home is a large and inviting reception room, ideal for entertaining guests or enjoying family time. Adjacent is a well-appointed, spacious kitchen and dining area that easily accommodates a full-sized dining table, perfect for those who enjoy home cooking and hosting.

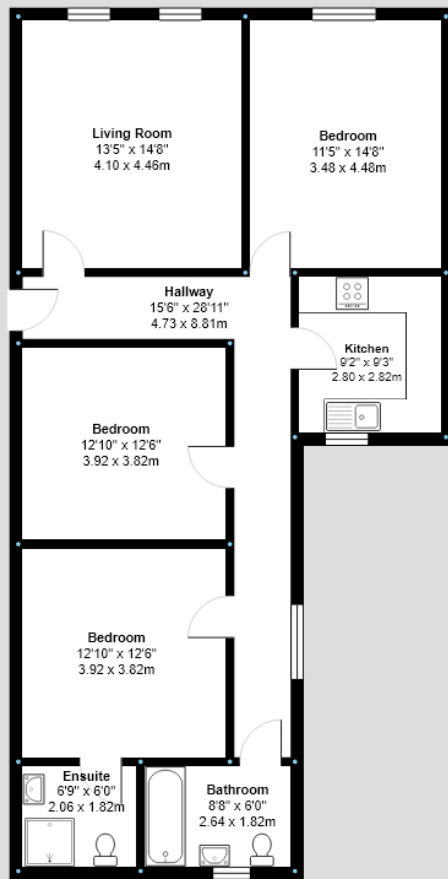
This flat features three generously sized double bedrooms, one of which benefits from a



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Total Area: 1021 ft² ... 94.9 m²

All measurements are approximate and for display purposes only.

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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