

# Bullrush Grove

Cowley • Middlesex • UB8 2JW  
Guide Price: £185,000



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Welcomed to the market is this fantastically presented studio flat offering a great space for a first time buyer or downsizer alternatively a brilliant investment opportunity generating a high yield. This sizeable studio flat is nestled away in Bullrush Grove allowing access to both Uxbridge town center with it's vast array of shops and trendy eateries and only a stones throw from West Drayton newly opened Elizabeth Line station.

Studio flat

Well presented throughout

Great investment opportunity

Residents parking

Peaceful location

Sizeable studio room

Fantastic for first time buyers

Walking distance to numerous amenities

Close proximity to West Drayton and Uxbridge train stations

Easy access to A40 / M25

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

Access to this studio apartment is via the well maintained communal hallway. Upon entering the flat you are welcomed by a large entrance hall offering a great space for storage via a sizeable cupboard. Directly in front of you is the bathroom, to the right hand side is the large studio room offering a brilliant space for a young couple or single person. The studio room is well designed and split to allow both bedroom space and living room space along with direct access through to the immaculate kitchen area which offers an abundance of storage and ample worktop space.

### Outside

Surrounding Bullrush Grove are well maintained communal grounds looked after all year round. The property also has the added luxury of residents parking.

### Location

Bullrush Grove is situated just off Iver Lane and is close to a number of local amenities including Hillingdon Hospital, Brunel University and Stockley business park. There are a number of bus/road links close by creating easy access to Heathrow Airport, the M4 and M25 and Uxbridge town center with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station. Bullrush Grove is only a stones throw away from West Drayton station offering direct access into central London via the newly opened Elizabeth Line



### Schools:

St Laurence CofE Primary School 0.3 Miles  
Whitehall Junior School 0.8 Miles  
Rabbsfarm Primary School 0.9 Miles



### Train:

Uxbridge Station 1.2 Miles  
West Drayton Station 1.4 Miles  
Iver Station 1.7 Miles



### Car:

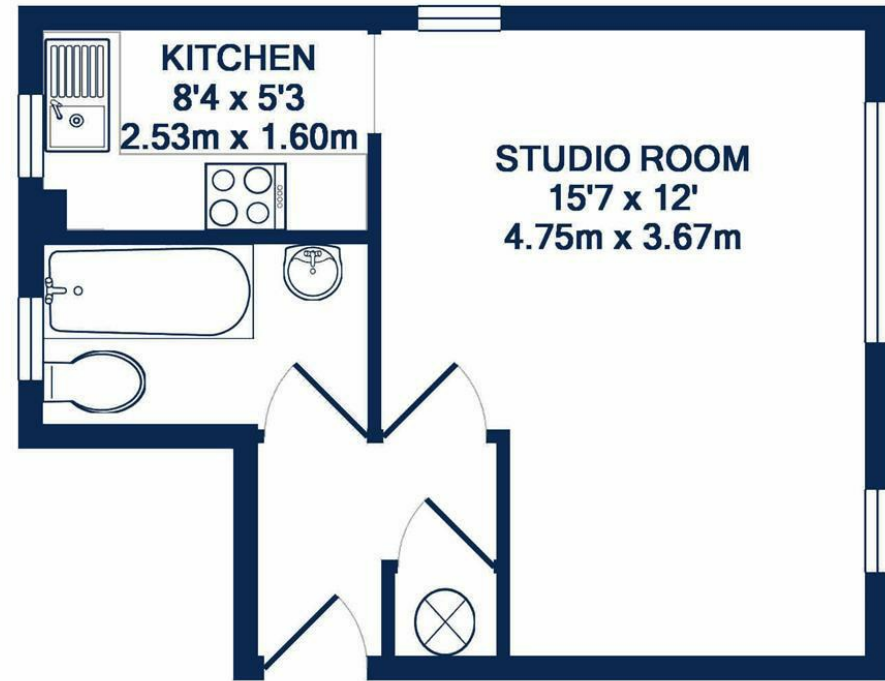
M4, A40, M25, M40



### Council Tax Band:

B

(Distances are straight line measurements from centre of postcode)



**TOTAL APPROX. FLOOR AREA 287 SQ.FT. (26.6 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	Target
The energy efficiency of a property is measured on a scale from A (most energy efficient - lower running costs) to G (least energy efficient - higher running costs).			
A	B	C	D
E	F	G	
		81	82
England & Wales			

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.