

32 High Street

West Drayton • Middlesex • UB7 7DP

Guide Price: £155,000



coopers
est 1986

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A top floor studio flat brought to the market chain free and found in a central location on the high street just a stone's throw from train station. The accommodation comprises of, entrance hall, storage cupboard, three piece bathroom, studio room with bay window and integrated wardrobes, then lastly the fitted kitchen.

Top floor

Studio flat

No service charge or ground rent

Central location

Parking for one car

Three piece bathroom

Storage

Currently let for £800pcm

No further chain

Loft space

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

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Outside

The flat has a parking space for one car which is at the rear of the block, whilst there is access permitted to the spacious loft providing further storage space.

Location

The High Street is centrally located, just a short walk from West Drayton railway station (Crossrail). The property is found on the High Street which is amongst a plethora of amenities, eateries, schools and transport links. Only a short drive away is Uxbridge town centre with its multitude of shopping facilities, metropolitan and Piccadilly line tube station, restaurants and bars.





Schools:

St Matthew's CofE Primary School 0.1 miles
Rabbsfarm Primary School 0.4 miles
West Drayton Academy 0.5 miles



Train:

West Drayton Station 0.1 miles
Iver Station 1.5 miles
Hayes & Harlington Station 2.3 miles



Car:

M4, A40, M25, M40



Council Tax Band:

B

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	79	83
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales
EPC Directive 2002/91/EC

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.