

# 113 High Street

West Drayton • • UB7 7QL  
Offers In Excess Of: £275,000



coopers  
est 1986

# 113 High Street

West Drayton • • UB7 7QL

Offered to the market with the added advantage of having no further chain is this exceptionally well appointed two bedroom first floor flat found in a convenient location just moments from the train station. This light and airy property is perfect for those looking to take their first step on the property ladder whilst also making a sound investment and briefly consists of entrance hallway, a 21ft open plan living room and fitted kitchen, modern bathroom suite, 14ft x 13ft master bedroom and 12ft second bedroom.

First floor apartment

Two bedrooms

21ft open plan Kitchen/Living Room

14ft Master bedroom

12ft Second bedroom

Attractive bathroom

Gated parking

Communal roof terrace

Moments from the Train Station

No chain

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 property benefits from having gated allocated parking and a communal roof terrace.

### Location

Austen House is exceptionally well placed, being found just off the High Street with its wide range of independent shops, eateries and other amenities. West Drayton Station (Crossrail) is just a short walk away whilst Heathrow Airport, Stockley Business Park and Hillingdon Hospital are all within easy reach.



### Schools:

St Matthew's CofE Primary School 0.1 miles  
Rabbsfarm Primary School 0.3 miles  
West Drayton Academy 0.6 miles



### Train:

West Drayton Station 0.2 miles  
Iver Station 1.5 miles  
Uxbridge Station 2.3 miles



### Car:

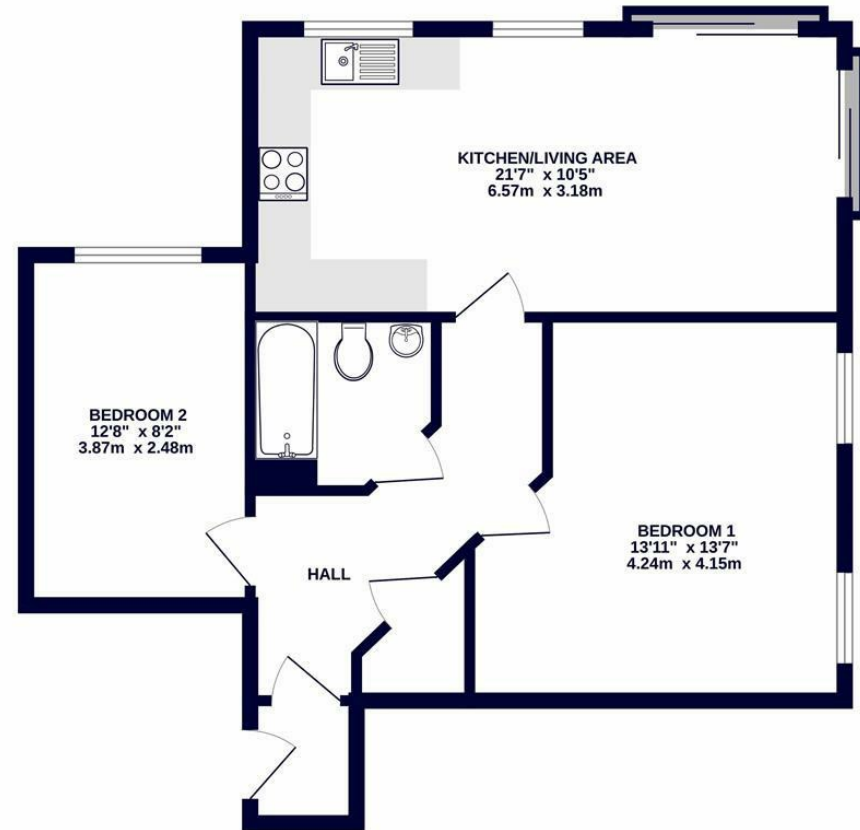
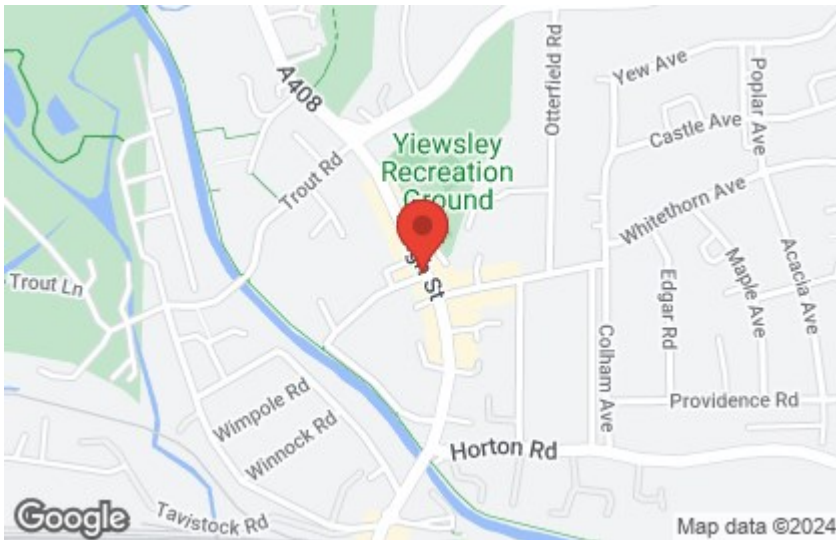
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 643 sq.ft. (59.7 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	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
83	83
England & Wales	EU 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.