

# Acacia Mews

West Drayton • Middlesex • UB7 0AG

Offers In Excess Of: £170,000



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West Drayton • Middlesex • UB7 0AG

Offered to the market with no further chain and set within this delightful Grade II listed manor house is this one bedroom ground floor flat. With well proportioned accommodation throughout, consisting of a 17ft open-plan living room/kitchen, 18ft x 12ft bedroom and three piece bathroom suite and 900 plus year lease making the property an ideal first time/investment buy.

Ground floor apartment

One bedroom

493 sq.ft

17ft Open plan living/kitchen

18ft Bedroom

900+ year lease

No chain

Allocated Parking

Grade II Listed Building

Popular location

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

There are well tended communal gardens to the front of the property and there is also an allocated parking space for one car.

### Location

Located within the heart of the delightful 13th century Harmondsworth Village with its local post office, numerous schools and public houses. The property is well placed for a variety of amenities including local shops, bus links, Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties.



### Schools:

Harmondsworth Primary School 0.2 miles  
 St Martin's Church of England Primary School 0.6 miles  
 Heathrow Primary School 0.7 miles



### Train:

Heathrow Terminal 5 1.3 miles  
 West Drayton 1.4 miles  
 Heathrow Express Terminals 1, 2 & 3 1.5 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 493 sq.ft. (45.8 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 misstatement. 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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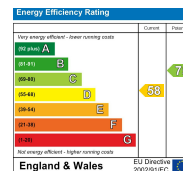
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