

# Newcombe Rise

West Drayton • Middlesex • UB7 8QE

Offers In Excess Of: £200,000



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# Newcombe Rise

**West Drayton • Middlesex • UB7 8QE**

Located in a sought-after residential development, this one-bedroom ground floor apartment is offered to the market with no onward chain. While the property requires some modernisation, it presents an excellent opportunity for buyers looking to create a home tailored to their own style and preferences

No chain

Ground floor apartment

One double bedroom

Perfect blank canvas

465 sq.ft

Communal garden access from living room

New, extended lease to be provided on completion

Allocated parking

Popular residential location

0.6 miles from West Drayton Station

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**

This 465 sq.ft apartment has a layout that is simple and functional, comprising an entrance hallway that leads directly into the spacious living room and features access to the communal garden, an archway connects the living room to a compact kitchen, the three piece shower room is found from the hallway and lastly, the bedroom is generously sized at 12ft x 10ft and includes built-in storage. The overall layout is efficient with clearly defined spaces and good natural light in the main rooms, making it a practical option for all buyers.

### **Outside**

The apartment boasts an allocated parking space for one car as well as visitor parking. Sliding doors from the living room provide direct access to the well tended communal garden.

### **Location**

Newcombe Rise is a highly popular residential development that is extremely well placed, providing good access to Hillingdon Hospital, Stockley Business Park & Heathrow Airport. Yiewsley/West Drayton High Street with its variety of shops and Train Station with the fantastic benefit of the Elizabeth Line.







### Schools:

Rabbsfarm Primary School 0.2 miles  
 St Matthew's CofE Primary School 0.4 miles  
 Colham Manor Primary School 0.5 miles



### Train:

West Drayton 0.6 miles  
 Iver 1.8 miles  
 Uxbridge 2.0 miles



### Car:

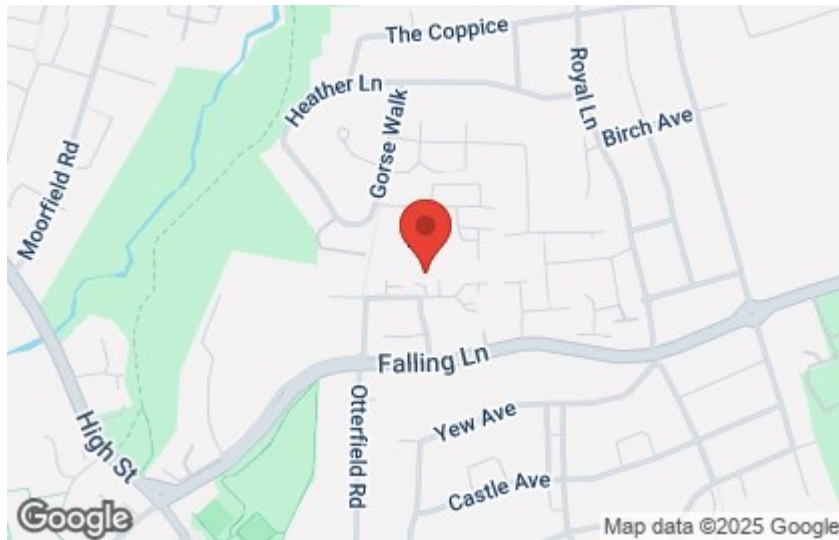
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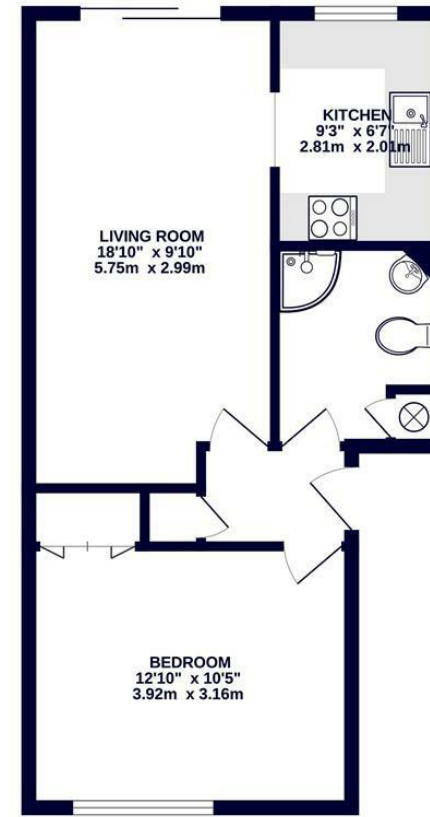
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 465 sq.ft. (43.2 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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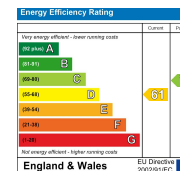
**coopers**  
 est 1986

01895 459 950

1 Tavistock Road, West Drayton,  
 Middlesex, UB7 7QT

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



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