



50 Frankwood Avenue Yiewsley Middlesex UB7 8QS

£1,300 Per Calendar Month Unfurnished

- One Bedroom House
- Unfurnished
- Fitted Kitchen with appliances
- Gas Central Heating
- Double Glazing
- Own Garden
- Allocated Parking Space
- Early Viewing Recommended

An opportunity to rent a well presented one bedroom house situated in a popular residential location close to Hillingdon Hospital. The accommodation includes a good sized living room, fitted kitchen, including appliances, double bedroom and a modern bathroom with shower over bath. Other features include gas fired central heating, double glazing, own garden with shed and an allocated car parking space. Frankwood Avenue is well placed for access to motorway network, London Heathrow Airport and Stockley Business Park. West Drayton town centre and Elizabeth line/Mainline Railway station is within walking distance. Council tax band C. Based on the rent of £1,300 a deposit of £1,500 will be required (equivalent of five weeks rent). Available from 29th June on a 12 month tenancy.

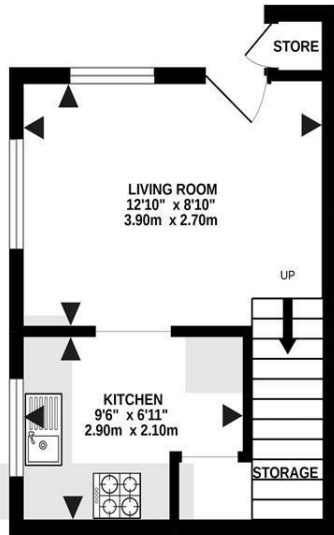
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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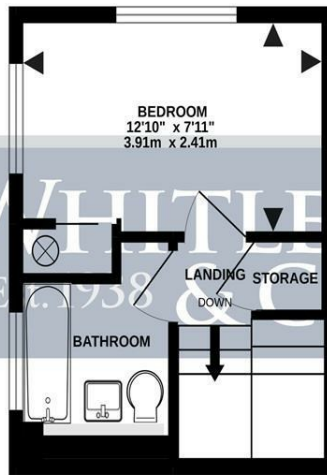
£1,300 Per Calendar Month

RWHITLEY
Est. 1938 & CO

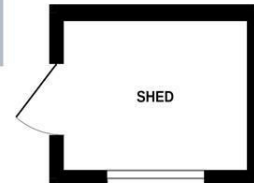
GROUND FLOOR
207 sq.ft. (19.2 sq.m.) approx.



1ST FLOOR
196 sq.ft. (18.2 sq.m.) approx.



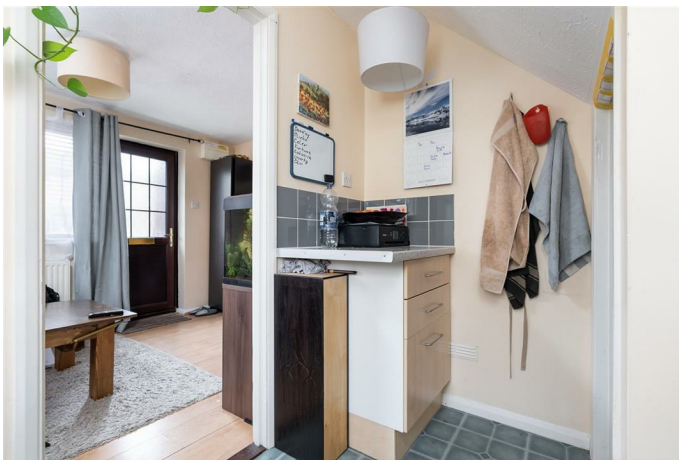
OUTBUILDING
47 sq.ft. (4.3 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 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 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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For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be left furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishing (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.



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