

Brooklyn House West Drayton Middlesex UB7 7PQ



# Guide Price £275,000



- Second Floor Penthouse Apartment
- Two Double Bedrooms
- Living Room With Views Over The Green
- En-Suite To Largest Bedroom
- Gas Central Heating
- Double Glazing & Allocated Parking Space
- Walking Distance To Town Centre

## DESCRIPTION

An opportunity to purchase a generous second floor penthouse apartment in a period building which dates back to 1877 and is located within walking distance of the mainline railway station which benefits from The Elizabeth Line. The generous living area is particularly impressive with large floor to ceiling windows flooding the room with natural light and enjoying leafy views over 'The Green'. The kitchen is off the living room and is fitted with a comprehensive range of white gloss wall and floor cupboard units. Further selling features include a bright principal bedroom with ensuite shower room, second spacious double bedroom with lofty ceilings and a family bathroom with white suite and extensive tiling.

### HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot

water.

### WINDOWS

White UPVC double glazed sealed unit windows.

#### OUTSIDE

Brooklyn House enjoys delightful established and well maintained communal grounds. The flat has a parking space.

## LOCATION

Brooklyn House is within walking distance of the town centre with mainline railway station, local shopping parade, local school, bus routes and 'The Closes Park'. London Heathrow Airport, Stockley Business Park, the motorway network and Uxbridge town centre are all within easy motoring distance.

#### TENURE

We understand that the property is held on a lease term of 999 years from  $15/12/2020.^*$ 

#### **GROUND RENT**

We understand that there is no ground rent payable.  $\!\!\!^*$ 

#### SERVICE CHARGE

We understand the annual service charge payable is currently  $\pm 3,614.14.^*$ 

#### NOTE

\* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

## COUNCIL TAX BAND

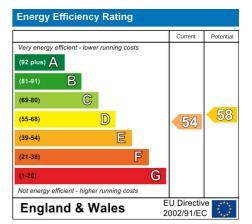
We understand that the current council tax band is C.

#### SERVICES

Mains gas, electricity, water and drainage.

#### VIEWINGS

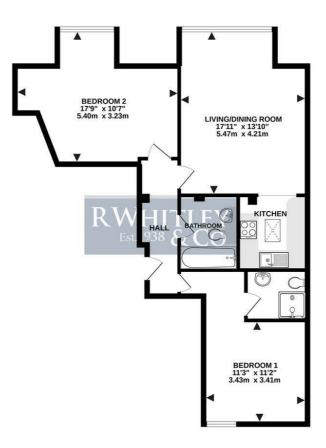
Strictly by appointment with R Whitley & Co.







#### SECOND FLOOR 789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq ft. (73.3 sq m) approx. While every attempt has been made to ensure the accuracy of the flooption contained tree, measurements onessing of measurements. The gain is a distributine propresses with a distributine propresses with a distributine to prove so with of the other prospective purchase. The sense s, system and applaces show have not been tested and no guarantee as the theory of the other sense sense.



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