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Brooklyn House
West Drayton
Middlesex
UB7 7PQ

RWHITLEY
Est. 1938 & CO

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 en-suite 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 £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

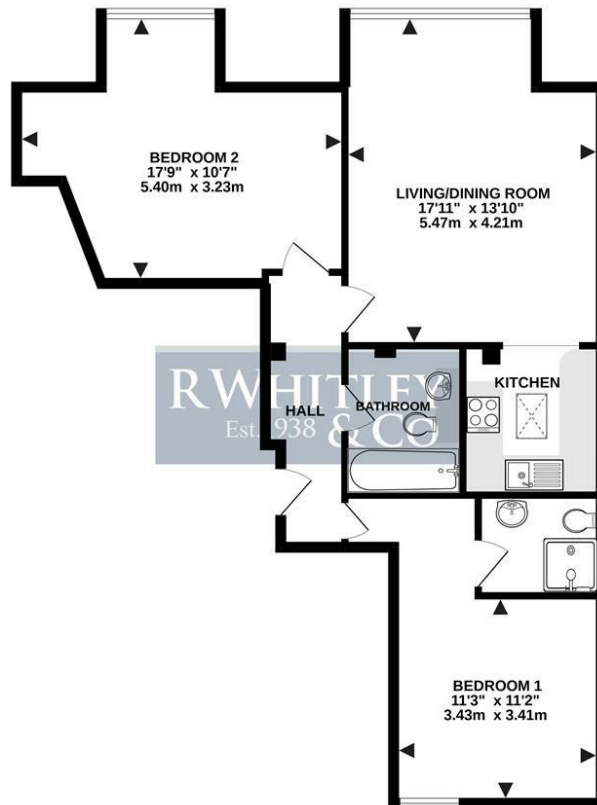
Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

