



## 36 Knowles Close West Drayton Middlesex UB7 8LY

£1,350 Per Calendar Month Unfurnished

- Walking Distant to Elizabeth Line Railway Station • Ground floor maisonette • One double bedroom • Fitted kitchen & appliances • Stylish bathroom • Double glazing • Electric heating • Allocated parking space

A very well presented and light filled ground floor unfurnished one bedroom maisonette which offers a prospective tenant a most convenient central location just a short walk to the town centre and mainline railway station. The property, which has wood effect laminate flooring flowing to most rooms, comprises entrance lobby, good sized living room, internal lobby with large airing cupboard, spacious bedroom with built in wardrobe, bathroom with stylish white suite (shower over the bath) and kitchen fitted with a comprehensive range of wall and floor cupboard units. Stockley Business Park, London Heathrow Airport, town centre of Uxbridge and Hillingdon Hospital are all within easy motoring distance. Council tax band B. Based on the rent of £1,350 a deposit of £1,557 will be required (equivalent of five weeks rent). Available from 11th September 2024 on a 12 month tenancy.



SCAN TO APPLY

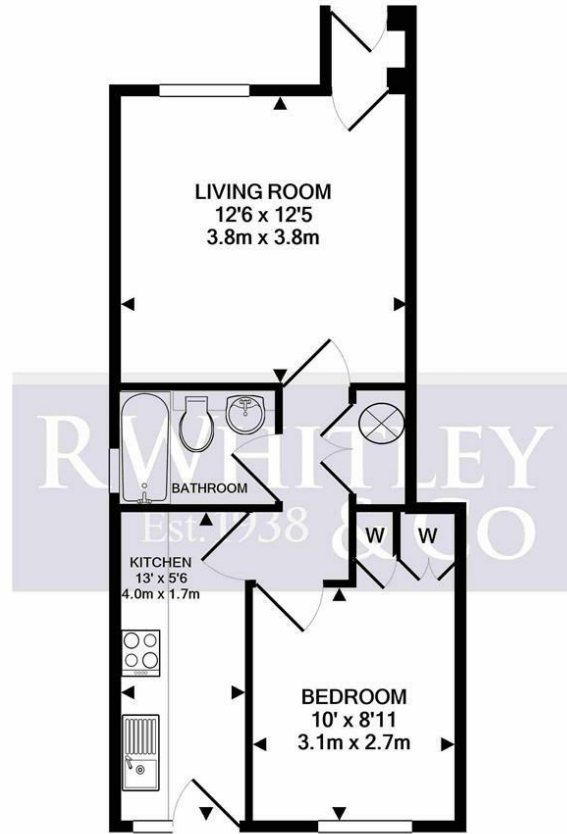
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

# 36 Knowles Close UB7 8LY

£1,350 Per Calendar Month

# RWHITLEY & CO

Est. 1938



Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2020



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.



01895 424056

lettings@rwhitley.co.uk

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA