



Colham House 18a Colham Avenue West Drayton UB7 8HF

£1,450 Per Calendar Month Unfurnished

- Ground floor maisonette • Unfurnished • One bedroom • Generous accommodation • Double glazing • Gas central heating • Own private terrace • One allocated parking space



SCAN TO APPLY

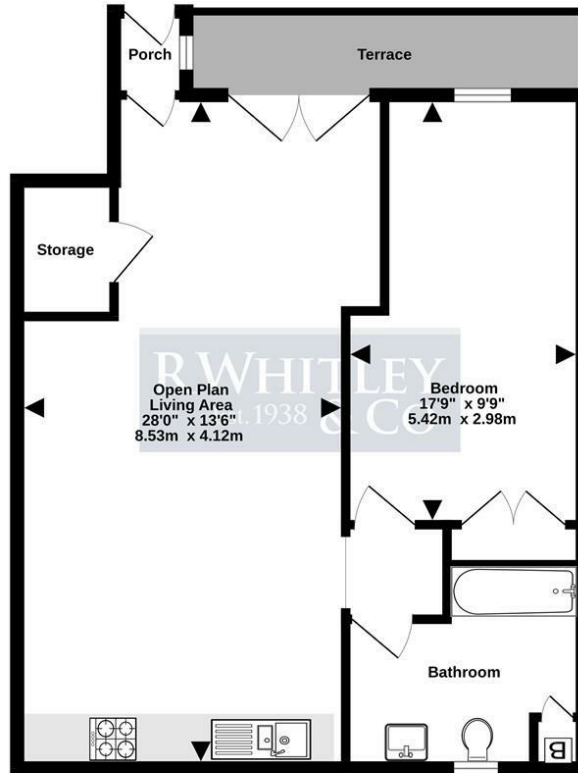
One bedroom unfurnished ground floor maisonette within walking distance of Elizabeth Line. The property comprises a larger than average living and dining room open plan to the fitted kitchen (including appliances), bathroom with shower over bath, and a large double bedroom. Other benefits include gas central heating, own garden and an allocated parking space. The town centre of West Drayton & Yiewsley is a short walk away with the motorway network, Stockley Business Park and London Heathrow Airport are all within easy motoring distance. Council tax band C. Based on the rent of £1,450, a deposit of £1,673 will be required (equivalent of five weeks rent). Available from immediately on a 12 month tenancy.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 80 | 80 |
| (69-80) C | | | |
| (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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GROUND FLOOR
 650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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