



40 Warwick Road West Drayton Middlesex UB7 9BZ

£1,875 Per Calendar Month Part furnished

- Three Bedroom End Terrace House • Living/Dining Room • Gas central heating • Shower over bath • Parking space • Garage & Garden



SCAN TO APPLY
www.rwhitley.co.uk/tenancy-application/

A three bedroom end terraced house which boasts a 'walk-to-everywhere' address and has been lovingly maintained and greatly improved over the years. The property is the perfect choice for those commuting to London given the mainline railway station and Elizabeth Line. For days when you aren't heading to the office then you have your very own study. The entrance hall is lovely and bright with the study straight ahead and a door to your left which leads into the hub of the house. It comprises a living area with bay window, dining area and a wide opening leading to the kitchen which forms a single storey extension with vaulted ceiling. Stairs from the entrance hall lead to the first floor landing where you will find three bedrooms and a bathroom. The town centre of West Drayton also benefits from bus routes and shops are just a short walk, London Heathrow Airport, the motorway network, Uxbridge town centre and Stockley Business Park are all within easy motoring distance. Council tax band D. Based on the rent of £1,875.00, a deposit of £2,163.00 will be required (equivalent of five weeks rent). Available from the 18th of December on a 12 month tenancy.

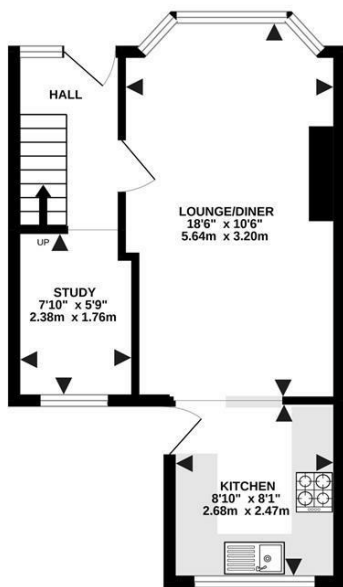
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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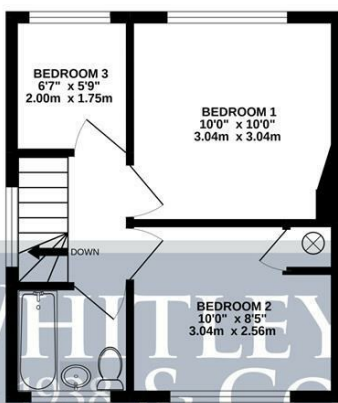
£1,875 Per Calendar Month

RWHITLEY
Est. 1938 & CO

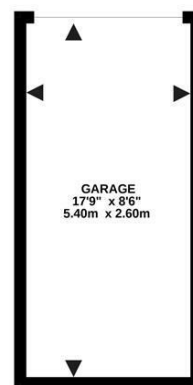
GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



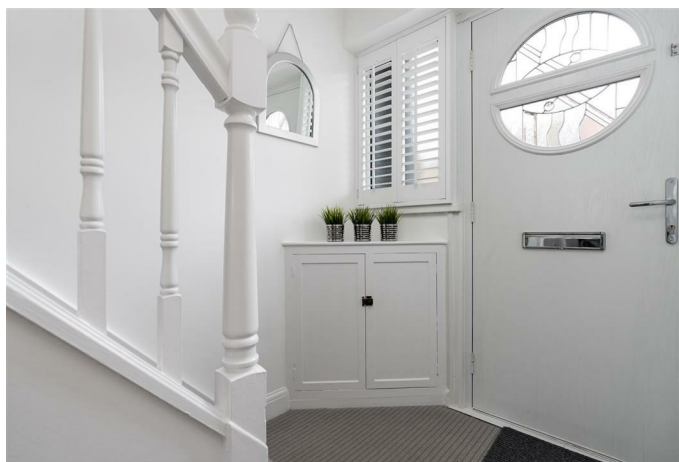
GARAGE
151 sq.ft. (14.0 sq.m.) approx.



TOTAL APPROXIMATE FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 631sq.ft. (58.6 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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