



## 45 Otter Way West Drayton Middlesex UB7 8FA

£1,800 Per Calendar Month Unfurnished

- Unfurnished ground floor apartment • 2 double bedrooms • Open plan living room / contemporary fitted kitchen including appliances • Family bathroom & en-suite shower room • Gas central heating & double glazing • Communal gardens • Allocated parking space • Available immediately

Situated in a gated development. A two bedroom ground floor unfurnished apartment situated within a short walk of the town centre and close to amenities including the mainline railway station with Elizabeth Line. The accommodation comprises an entrance hall, large open plan living room with french doors to patio and comprehensively fitted kitchen with range of appliances, two double bedrooms, family bathroom and an en-suite shower room. Other features include gas fired central heating, double glazing, entry phone, allocated parking space and communal grounds. Otter Way is well placed for access to Stockley Business Park, London Heathrow Airport and the motorway network. Council tax band D. Based on the rent of £1,800 a deposit of £2,076 will be required (equivalent of five weeks rent). Available immediately on a 12 month tenancy.



SCAN TO APPLY  
[www.rwhitley.co.uk/tenancy-application/](http://www.rwhitley.co.uk/tenancy-application/)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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		
England & Wales	EU Directive 2002/91/EC	

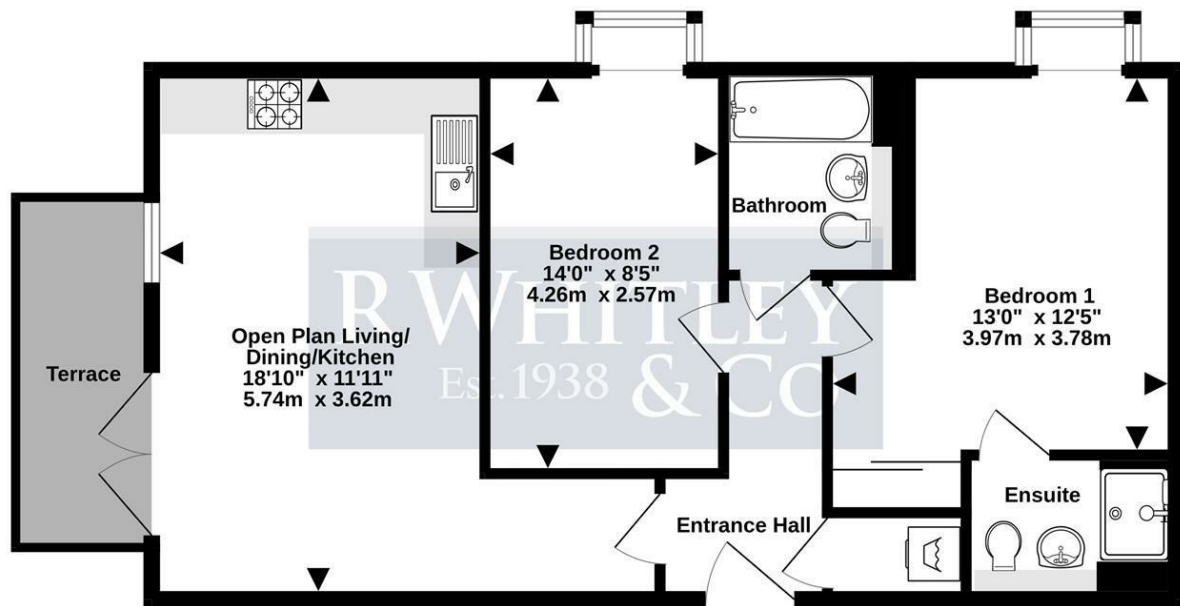


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**RWHITLEY**  
Est. 1938 & Co

GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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