



## 6 Mill Court, Mill Road West Drayton Middlesex UB7 7EN

£1,600 PCM Unfurnished

- Two Bed First Floor Flat • Living Room with Bay Window • Separate Fitted Kitchen • Bathroom • Gas Central Heating • Double Glazing • Allocated Parking Space • Communal Garden



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

Situated just a short walk from The Green and West Drayton's Elizabeth Line station. A spacious first floor two bedroom maisonette which would meet the needs of the discerning tenant seeking convenience and comfort. One of the standout features of this property is its well designed layout and bright aspect to the main living areas. The well planned accommodation comprises an entrance hallway, a living room with bay window and attractive feature fireplace, a sleek gloss white fitted kitchen, a principal bedroom, a well proportioned second bedroom and a bathroom. Externally, residents enjoy the use of a communal garden and there is an allocated parking space for the property. The property is ideally located within walking distance of West Drayton town centre, the Elizabeth Line station, local schools, bus routes, The Green and The Closes Park. The motorway network, London Heathrow Airport, Stockley Business Park and Uxbridge Town Centre are all within easy motoring distance. Council tax band C. Based on the rent of £1,600.00 per calendar month, a deposit of £1,846.00 will be required (equivalent of five weeks rent). Available Immediately on a 12 month tenancy.

| 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>                  | 70      | 76        |
| EU Directive 2002/91/EC                     |         |           |

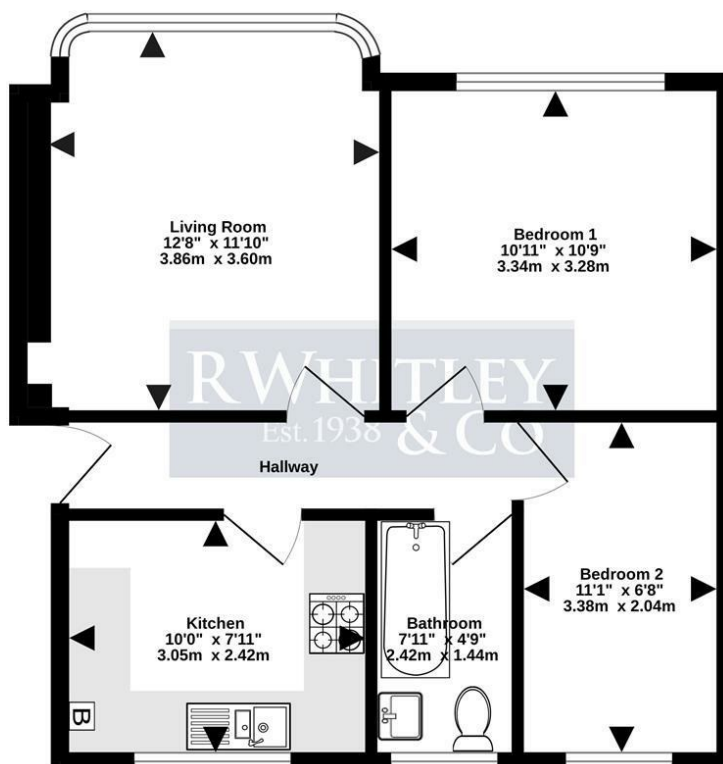


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£1,600 PCM

**RWHITLEY**  
Est. 1938 & Co

FIRST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 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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