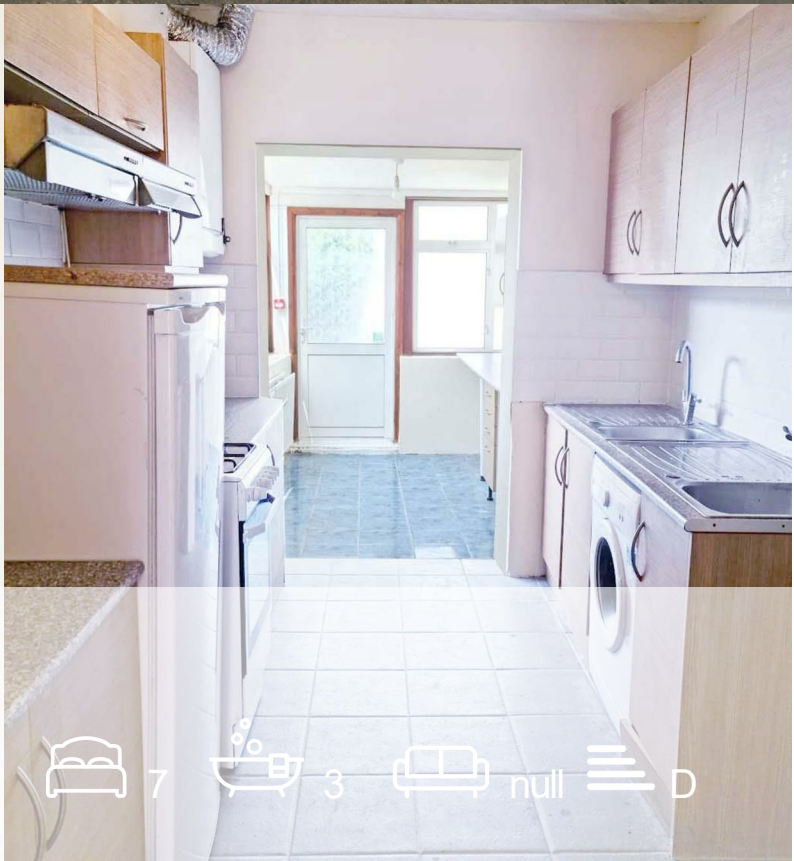




# MOVE INN ESTATES

MAKING THE RIGHT MOVE



## Pinglestone Close

Harmondsworth, West Drayton, UB7 0DL

Price Guide £725,000



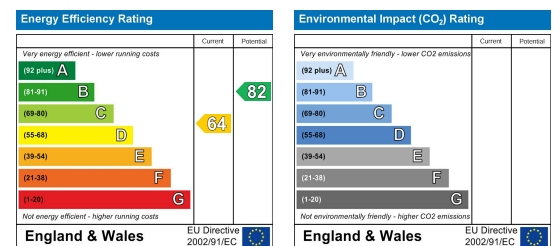
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.



### Spacious 7-Bedroom HMO Investment Property – Chain-Free

This exceptional HMO investment opportunity is conveniently located just off Bath Road, offering both excellent transport links and easy access to local amenities. With a fully valid HMO licence in place, this property is ready to generate rental income immediately. The property boasts seven generously sized bedrooms, making it an ideal choice for investors seeking strong rental yields.

Offered chain-free, this property presents a hassle-free investment in a prime location, located off the Bath Road.

With excellent connectivity, not only to central London but also to major highways like the M4 and M25. Harmondsworth's position on the western edge of the Capital means that it is superbly placed to access Central London with ease, with frequent services to London Paddington in less than 25 minutes from West Drayton's Mainline Station. The property is situated in one of the most popular locations and offers the convenience of an excellent local bus service which is accessed on the main road. The station is within walking distance which is due to benefit from the Elizabeth line and offers excellent access to London's Paddington. Other benefits include good access to West Drayton High street, Yiewsley and Uxbridge with their wide range of shopping facilities and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

46 Vicarage Farm Road, Hounslow, Middlesex, TW5 0AB

Tel: 0208 574 4966 Email: [info@moveinnestates.co.uk](mailto:info@moveinnestates.co.uk) [www.moveinnestates.co.uk](http://www.moveinnestates.co.uk)