



**MOVE INN ESTATES**

MAKING THE RIGHT MOVE



**2 Swan Road**

, West Drayton, UB7 7JG

**Offers In Excess Of £285,000**





2ND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.

The floor plan illustrates the layout of the second floor. It includes two bedrooms, a combined kitchen and living area, a central hall, and a balcony. The dimensions for each room are provided in both feet and meters. The plan also shows the placement of various fixtures and appliances, such as a bathtub, toilet, sink, and stove. A north arrow is located in the bottom right corner of the plan.

**BEDROOM 1**  
12'1" x 11'0"  
3.69m x 3.36m

**BEDROOM 2**  
12'1" x 8'7"  
3.69m x 2.62m

**KITCHEN/LIVING AREA**  
22'9" x 14'10"  
6.94m x 4.53m

**HALL**

**BALCONY**

**TOTAL FLOOR AREA: 676 sq.ft. (62.8 sq.m.) approx.**

Special priority planning has been made to ensure the accuracy of the floor plan and these measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used to guide the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made regarding its efficiency and/or quality.

Model name: H2020-1 (2021)

Energy Efficiency Rating	Current		Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current		Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
			78				85

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.

- Second Floor
- Two Bathrooms
- Lift Access
- Two Bedrooms
- Allocated Parking
- Chain Free



Property Details:  
Lease - 81 years  
Ground Rent + Service charge - £186pcm

Denton Court is a highly desirable gated development, conveniently located just moments from West Drayton High Street, which offers a range of independent shops, a doctor's surgery, and local schools. Excellent transport links include West Drayton train station (Elizabeth Line), with easy access to Heathrow Airport, Stockley Park, and the M4, providing direct connections to London and the Home Counties.



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