

Merrivale Mews

West Drayton • Middlesex • UB7 7LY
PCM: £975 PCM



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Presented to the market this spacious studio apartment at Merrivale Mews. With fantastic scenery this apartment is just a stone's throw away from the beautiful river with excellent views.

This property comprises; Large living space, fully fitted kitchen with appliances, modern bathroom, the studio also comes part furnished and has ample storage space.

Located within a 5 minute walk from the train station and high street with local amenities, this property boasts fantastic transport links and is great for the everyday commuter. This property is also a short distance from Stockley Business Park and Heathrow Airport.

Benefits include: Allocated parking, Tax band B, Shared garden.

Well presented property

Grand Union Canal views

Allocated parking

Great locaton

Easy access to Central London

Great transport links

Close to Stockley Business Park

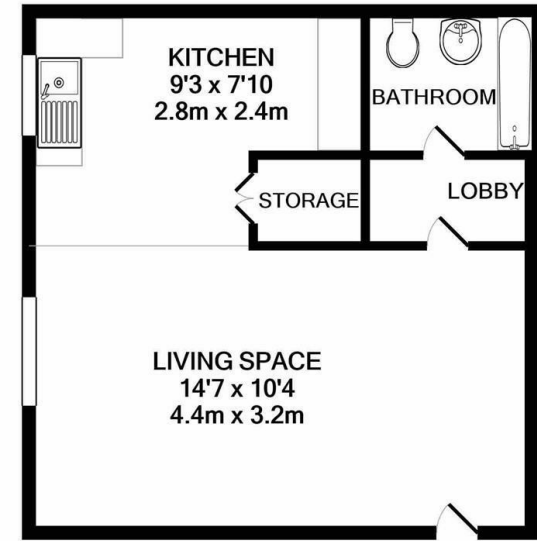
Abundance of local amenities

Close to Heathrow Airport

Council Tax Band B

Available Date

21st May 2025



TOTAL APPROX. FLOOR AREA 323 SQ.FT. (30.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		70	70
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		56	56
England & Wales			

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.